



20,
21

Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: STEPHANIE BUBENHEIM, PLANNER II *SB*
(480) 503-6625, STEPHANIE.BUBENHEIM@GILBERTAZ.GOV

THROUGH: AMY TEMES, INTERIM PRINCIPAL PLANNER *AT*
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

MEETING DATE: DECEMBER 5, 2018

SUBJECT:

A. GP18-10, VERDE AT COOLEY STATION: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 22.92 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF RECKER AND WILLIAMS FIELD ROADS FROM 0.97 ACRES OF VILLAGE CENTER, 9.75 ACRES OF BUSINESS PARK AND 12.20 ACRES OF RESIDENTIAL > 14-25 DU/ACRE LAND USE CLASSIFICATIONS TO 11.2 ACRES OF VILLAGE CENTER, 10.66 ACRES OF BUSINESS PARK AND 1.06 ACRES OF RESIDENTIAL > 14-25 DU/ACRE LAND USE CLASSIFICATIONS.

B. Z18-20, VERDE AT COOLEY STATION: REQUEST TO AMEND ORDINANCE NOS. 1900 AND 2179 PERTAINING TO THE COOLEY STATION RESIDENTIAL, OFFICE, AND SHOPPING CENTER PLANNED AREA DEVELOPMENT (PAD-ROS), AND ORDINANCE NO. 1995 PERTAINING TO THE COOLEY STATION VILLAGE AND BUSINESS CENTER PLANNED AREA DEVELOPMENT BY REMOVING APPROXIMATELY 57.16 ACRES, GENERALLY LOCATED ON THE SOUTHWEST CORNER OF RECKER AND WILLIAMS FIELD ROADS; APPROVING THE DEVELOPMENT PLAN FOR THE VERDE AT COOLEY STATION PAD; AND CHANGING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY

FROM 15.00 ACRES OF GATEWAY VILLAGE CENTER (GVC), 17.13 ACRES OF GATEWAY BUSINESS CENTER (GBC), AND 25.03 ACRES OF MULTI-FAMILY/MEDIUM (MF/M) ZONING DISTRICTS, ALL WITH A PLANNED AREA DEVELOPMENT OVERLAY TO 25.23 ACRES OF GATEWAY VILLAGE CENTER, 18.04 ACRES OF GATEWAY BUSINESS CENTER AND 13.89 ACRES OF MULTI-FAMILY/MEDIUM (MF/M) ZONING DISTRICT, ALL WITH A PAD OVERLAY.

STRATEGIC INITIATIVE: Community Livability

To allow for mixed-use development in the Gateway Village Center.

RECOMMENDED MOTION

- A. Move to recommend to Town Council approval of GP18-10, a Minor General Plan Amendment; and
- B. For the reasons set forth in the staff report, move to recommend approval to the Town Council for Z18-20, as requested, subject to the conditions listed in the staff report.

APPLICANT/OWNER

Company:	EPS Group, Inc.	Company:	Cooley Black Canyon LLC
Name:	Natalie Griffin	Name:	Jeff Cooley
Address:	2045 S. Vineyard, Ste. 101 Mesa, AZ 85210	Address:	6859 E. Rembrandt Ave Ste. 125 Mesa, AZ 85212
Phone:	480-503-2250		
Email:	Natalie.griffin@epsgroupinc.com	Email:	jeff@coolestation.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>December 19, 2006</i>	Town Council adopted Annexation No. A05-03, Ordinance No. 1878 annexing 738 acres at Recker and Williams Field Roads.
<i>March 6, 2007</i>	The Town Council adopted Ordinance No. 1900 in case Z06-74 to rezone approximately 302 acres for the Cooley Station – Residential, Office and Shopping Center PAD.
<i>July 17, 2007</i>	The Town Council adopted Ordinance No. 1995 in case Z06-96 to rezone approximately 124.5 acres for the Cooley Station – Village and Business Center PAD.
<i>June 24, 2008</i>	The Town Council adopted Ordinance No. 2179 in case Z07-117 approving an amendment to approx. 300 acres in the Cooley Station – Residential, Office and Shopping Center PAD to revise several conditions of Ordinance No. 1900 in zoning case Z06-74, modifying development standards for building and landscape

	setbacks, and revising the street exhibits.
<i>February 15, 2018</i>	Town Council approved Cooley Development Agreement in Resolution No. 3955 redefining the Cooley Station Village Center and respective construction and financial obligations.
<i>September 5, 2018</i>	Planning Commission reviewed GP18-10 and Z18-20 as a study session item.

Overview

Verde at Cooley Station is located on the southwest corner of Recker and Williams Field Roads at the heart of Cooley Station Village Center within the Gateway Character Area. The Development Plan illustrates the area bound to the north by Williams Field Road, east by Recker Road, west by Wade Drive and follows the Union Pacific Railroad to the south. The area was annexed into the town in 2006 (A05-03) as part of the larger 738 acre Cooley Station area. Over the years, developers and staff have worked to capture the neo-traditional feel of neighborhoods with the ability to walk to amenities, shops, school, work and the future commuter rail transit center at the village center. The Gateway Area streetscape guidelines and standards have created a walkable streetscape that embodies a more pedestrian friendly, urban feel that will compliment higher density development for the Village Center. The site is also located in the Mesa Gateway Airport Overlay District (Overflight Area 3) and is in the Gateway Village Center Growth Area in the General Plan.

Over the years, most of the streets and infrastructure have been constructed, and the outside edges of the Cooley Station have developed with various residential styles. Residential homes now frame the vacant village center. The Cooley Family has recently undertaken a re-visioning of the village center. Working in conjunction with Fulton Homes, Evergreen Development, Fry's Food and Drug, and now SB2, the Cooley's have brought forth 5 general plan amendments, 5 rezoning's, 2 preliminary plats and new standard plans for the northwest and southeast corners of Recker and Williams Field Roads. The new vision of the Southwest corner reconfigures the existing zoning districts to provide additional Village Center zoning and a new layout surrounding the future commuter rail transit center.

The southwest corner (shown on the development plan) is approximately 99.9 gross acres, with parcels 4, 5, 20, 21, 22, and 23. The minor General Plan amendment request consists of approximately 22.92 acres of the corner (Parcels 5a, 5b, 21a, 21b, 22a, 22b, 23b). The rezoning and PAD request consists of approximately 57.16 acres of the corner (Parcels 5, 5a, 5b, 21, 21a, 21b, 21c, 22, 22a, 22b, 23a, and 23b). Of the 57.16 acres, approximately 26.20 gross acres is shown on the development plan with three phases.

The development will consist of commercial, office, and multi-family uses on the hard corner of Recker and Williams Field that will include a green pedestrian corridor leading towards the direction of the future commuter rail transit center. The intent is to integrate all uses for ease of access throughout Verde at Cooley Station. The first phase includes commercial and office uses, a daycare, the pedestrian corridor, and roads. The internal private drives will have on street parking. The second and third phases will have multi-family components and the continued pedestrian corridor.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential >14-25 DU/Acre and General Commercial	Multi-Family/Medium (MF/M) PAD and General Commercial (GC) PAD	Williams Field Road then Vacant (Cooley Station Parcel 26)
South	Utility/Transportation	Public Facility/Institutional	Union Pacific Railroad
East	General Commercial and Residential >5-8 DU/Acre	General Commercial (GC) PAD and Single-Family Detached (SF-D) PAD	Recker Road then (Parcels 27, 9 and 11)
West	General Commercial	General Commercial (GC)	Vacant/Agricultural
Site	Village Center, Business Park, and Residential >14-25 DU/Acre	Gateway Village Center (GVC) and Gateway Business Center (GBC) all with a PAD; Multi-Family/Medium (MF/M) PAD	Vacant/Agricultural

General Plan

The applicant is requesting to change the land use classification of approximately 22.92 acres of the subject site from Village Center, Business Park and Residential >14-25 DU/Acre land use classifications to Village Center, Business Park, and Residential > 14-25 DU/Acre and to reconfigure the layout of land uses as shown in the table below:

General Plan Amendment Request	Existing Acres (Gross)	Proposed Acres (Gross)
Village Center	0.97	11.20*
Business Park	9.75	10.66
Residential > 14-25 DU/Acre	12.20	1.06
Total	22.92	22.92

An overall breakdown of the 99.9 acres is shown below:

Land Use SWC Recker and Williams Field	Existing Total Acres (Gross)	Proposed Total Acres (Gross)
Village Center	15.00	25.23*
Business Park	35.09	36.03
Residential > 14-25 DU/Acre	49.83	38.69
Total	99.9	99.9

*Note: 10.54 acres is shown on the development plan as multi-family, a conditional use permit will be required prior to DR approval for residential located on the ground floor.

The proposed minor amendment supports the Town of Gilbert General Plan's Land Use and Economic Development goals and policies to promote mixed use development that encourages and promotes Gilbert as a community for citizens to live, work and play.

Policy 3.1 Promote development within Growth Areas where resources and infrastructure are in place or can reasonably be made available.

-The site is within the Gateway Village Center Growth Area that focuses on a "Village Core" and pedestrian oriented design focusing on office and commercial employment opportunities. The site is also within the Gateway Character Area explained in the General Plan as an area with a higher density mixed-use configuration for the village center surrounded by traditional residential neighborhoods.

Policy 7.1 Balance traffic circulation needs with the goal of creating pedestrian-oriented neighborhoods and convenient employment/retail centers, and;

Policy 7.3 Interconnect neighborhoods, retail and employment areas with a system of pedestrian and bicycle routes and trails.

-Main circulation roads are shown on the development plan with a pedestrian corridor separate from the vehicular circulation to promote a safe walkable area that will connect to the future commuter rail and adjacent neighborhoods. Bike lanes with a width of 6' will be provided on both sides of the future Collector Roads to connect to the existing bike lane system.

Policy 7.4 Promote mixed-use development in identified Growth Areas or along transit and high-capacity transportation routes.

-The rezoning request is meeting Policy 7.4, the zoning districts are existing, the layout of zoning districts on the SWC of Recker and Williams Field Road are being reconfigured to better transition uses and future development.

Rezoning

The rezoning request removes 57.16 acres from two existing PAD's and creates the Verde at Cooley Station PAD and reconfigures the layout of 3 zoning districts. Due to the unique product proposed and the intent to effectively integrate the commercial, office, and residential uses while still providing adequate connections for vehicles and pedestrians, a Planned Area Development (PAD) overlay is being requested. The Cooley Station Development Agreement Exhibits will be amended to reflect the new zoning district configuration. An explanation of the zoning district breakdown is shown in the table below:

Rezoning Amendment Request	Existing Acres (Gross)	Proposed Acres (Gross)
Gateway Village Center (GVC)	15.00	25.23*
Gateway Business Center (GBC)	17.13	18.04
Multi-Family/ Medium (MF/M)	25.03	13.89
Total	57.16	57.16

*Note: 10.54 acres is shown on the development plan as multi-family, a conditional use permit will be required prior to DR approval for residential located on the ground floor.

The deviations from the base zoning district GVC are listed below **in bold;** *since considering the case at Study Session on September 5, 2018, staff and the applicant have discussed full integration of all zoning districts, the goals of the Gateway Character Area and the vision of Verde at Cooley Station to ensure that a mixed use, walkable, dense development is created for the Gateway Village Center. The deviation for a rear setback in GVC has since be removed and will follow the LDC setback standard. The deviations from the base zoning district of MF/M are also listed in a table below in bold; these deviations were previously approved with Ordinance No. 2179 in the Cooley Station Residential, Office, and Shopping Center PAD.*

Project Data Table

Site Development Regulations	Required per GVC/GBC	Proposed GVC
Floor Area Ratio	0.10-.75	0.10-.75
Minimum Building Height (ft.)/stories	15'/1	15'/1
Maximum Building Height (ft.)/Stories	90'/6	90'/6
Minimum Building Setbacks (ft.)		
Front	0	0
Side (Street)	0	0
Side (Nonresidential)	0	0
Side (Residential)	0	0
Rear (Nonresidential)	0	0
Rear (Residential)	20'	20'
Build-to Line (ft.)		
Front	0	0
Side (Street)	0	0
Landscape- On-Site	Minimum 5% net lot area	Minimum 5% net lot area
Storefronts and Access	75% required	40% for residential or office window, window displays, and door coverage on ground floor.
Building Transparency	View windows, window displays, or doors may be provided between 2 and 8 feet above grade adjacent to the principal building frontage on the ground floor.	View windows, window displays, or doors may be provided between 0 and 8 feet above grade adjacent to the principal building frontage on the ground floor.
Driveway Restrictions	Vehicular access shall be from secondary street or alley	Arterial vehicular access is permitted at existing curb-

		cuts.
Parking Setback	Street level, surface parking shall be located behind or adjacent to buildings. Parking shall not be permitted within the build-to lines	Parking is permitted within the build-to-lines along Recker Road and Collector Road (A-A).
Minimum height of separation wall to nonresidential zoning district or uses	8'	No minimum height requirement

Requested Deviations for GVC

1. Decreased storefront and access on ground floor of residential and office uses.
 - The requested deviation from 75% to 40% is requested for the residential and office uses in order to provide more privacy to the multi-family 1st floor units while still provide transparency. According to the applicant, the request for office space will provide more flexibility in design while still providing desired transparency.
2. Increased ground floor transparency.
 - The code requires windows, window displays, and doors to be provided between 2 and 8 feet above grade adjacent to the principal building frontage. The request will provide greater transparency than required by allowing between 0 and 8 feet in height.
3. Driveway access to major arterials.
 - There are pre-existing curb cuts along Recker and Williams Field roads that will be used with the development. One curb cut along Recker Road is proposed to allow direct access to the residential multi-family component of the development. The applicant justifies that multiple access points are needed for this development and would like to use all existing curb-cuts without adding additional curb-cuts for Verde at Cooley Station.
4. Parking located within the build-to-lines.
 - A deviation is requested for parking to be permitted at the build-to-lines along Recker Road and the future Collector Road (A-A). The Design Review application has a site layout for the mixed use development within the GVC zoning district and has some area along these two roads that do not have buildings. Parking will still need to meet the LDC requirements for screening but this deviation request will permit parking spaces internal to the site, but buildings will not be separating the parking from the arterial and collector roads.
5. Minimum height of separation wall.
 - The LDC requires that any residential zoning district or use that abuts a nonresidential zoning district or use shall be screened by an 8' tall screen wall.

While this requirement is necessary in some instances a deviation is requested for no minimum height requirement to allow flexibility and follow the goals and policies of the Gateway Character Area that promotes pedestrian oriented development and connectivity.

Site Development Regulations	Required per LDC MF/M	MF/M PAD per Ordinance No. 2179	Proposed MF/M PAD Parcels 5, 21b, 22b
Minimum New Land Area per Unit	1,750 sq.ft.	1,700 sq. ft. (*=25 DU/Acre)	1,700 sq. ft. (*=25 DU/Acre)
Maximum Height (ft.)	40'	40'	40'
Minimum Building Setbacks (ft.)			
Front	30'	8' adjacent to arterials and collectors	8' adjacent to arterials and collectors
Side	30' (street/residential) 20' (non-residential)	10' adjacent to arterials and collectors	10' adjacent to arterials and collectors
Rear	30' (residential) 20' (non-residential)	10' adjacent to arterials and collectors	10' adjacent to arterials and collectors
Minimum Perimeter Landscape Area (ft.)			
Front	20'	5' adjacent to arterials and collectors	5' adjacent to arterials and collectors
Side	20' 15' (multi-family residential)	5' adjacent to arterials and collectors	5' adjacent to arterials and collectors
Rear	20'	8' adjacent to arterials and collectors	8' adjacent to arterials and collectors
Private Open Space (sq.ft/unit)	60'	60'	60'
Common Open Space (Min.)	40% of net site	35% of net site if meeting requirements for proximity to one of the Village Parks	40% of net site
Minimum height of separation fence to nonresidential use or nonresidential parcel)	8'	8'	No minimum height requirement

Multi-Family/Medium Deviations

The deviations shown in the table above for MF/M will affect Parcels 5, 21B, and 22B in this rezoning request. These deviations were approved with Ordinance No. 2179 with the Cooley Station Residential, Office, and Shopping Center PAD that addressed multiple Cooley Station Parcels that are zoned MF/M. Since the parcels within the Verde at Cooley Station rezoning request are being removed from the Cooley Station PAD, the deviation request must be included but it is essentially a carry-over of what has been previously approved. The intent is to keep the PAD deviations previously approved intact that apply for Parcel 5, 21B, and 22B to promote a future higher density development and avoid returning the MF/M zoning district to LDC standards and furthermore, to be consistent with the character of the area. In addition, a deviation is requested to modify the LDC requirement of 8' tall separation walls required adjacent to nonresidential uses to no minimum height required to allow flexibility for no wall-to lower wall heights with variations around future development to discourage the need of an 8' tall perimeter wall and encourage walkability and increased sight visibility and interaction.

Development Plan

The development plan provides future public right-of-way circulation with a future 50' wide Collector Road (B-B) aligning with Somerton Boulevard on the east side of Recker Road that will follow along the future transit center property. A future 50' wide Collector Road (A-A) is also proposed N/S aligning with Cooley Loop north of Williams Field Road and will intersect with (B-B). Existing curb-cuts along Recker and Williams Field Roads will be utilized to provide access to the future development. Two private drives are shown demonstrating additional circulation within the GVC zoning district and a bubble diagram illustrates parking, mixed use, daycare, medical office, and multi-family. A dashed line with arrows illustrates the 35' wide pedestrian corridor that will begin at the Williams Field Road right-of-way and travel southwesterly through the mixed use development in the GVC zoning district, through the MF/M zoning district and continue to the future commuter rail station providing pedestrian connectivity off of the right-of-way and away from vehicular corridors. The pedestrian corridor will act as a central green and development will have a strong emphasis on pedestrian interaction.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

A neighborhood meeting was held on March 28, 2018 at Best Western Legacy Inn & Suites, no residents attended the meeting. Staff has not received comment from the public regarding this case.

SCHOOL DISTRICT

Efforts have been made to reach out to the Higley Unified School District throughout the entitlement process to ensure that adequate educational facilities are maintained for the neighborhood. To date, the school district has not provided comments.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

REASONS FOR THE RECOMMENDATION

1. The proposed zoning amendment conforms to the General Plan as amended, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town’s strategic initiative for Community Livability. It supports the motto “Gilbert: Clean, Safe, Vibrant.”

STAFF RECOMMENDATION

- A. Recommend to the Town Council approval of GP18-10, to change the land use classification of approx. 22.92 acres, generally located at the southwest corner of Recker and Williams Field Roads from 0.97 acre of Village Center, 9.75 acres of Business Park, and 12.20 acres of Residential > 14-25 DU/Acre land use classifications to 11.20 acres of Village Center, 10.66 acres of Business Park, and 1.06 acres of Residential > 14-25 DU/Acre land use classifications; and
- B. For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval of Z18-20 rezoning approximately 57.16 acres within Verde at Cooley Station Planned Area Development (PAD) and generally located at the southwest corner of Recker and Williams Field Roads from approximately 15.00 acres of Gateway Village Center (GVC), 17.13 acres of Gateway Business Center (GBC), and 25.03 acres of Multi-Family/Medium (MF/M) zoning districts all with a Planned Area Development (PAD) overlay to approximately 25.23 acres of Gateway Village Center (GVC), 18.04 acres of Gateway Business Center (GBC), and 13.89 acres of Multi-Family/Medium zoning district, all with a Planned Area Development (PAD) overlay, subject to the following conditions:
 - a. Dedication to Gilbert for the Collector Roads (A-A) and (B-B) shown on Exhibits: Development Plan, Street Sections, Street Section Keysheet, shall be completed at the time of final plat recordation or sooner as require by the Town Engineer. Dedication of the Collector Streets (A-A) and (B-B) shall each extend 50 feet adjacent to the Project.

- b. Developer shall designate and shall set forth on any final plat, landscape, sidewalk and parking tracts and/or roadway easements abutting (A-A), (B-B), Williams Field Road and Recker Road, all as shown on Exhibits: Development Plan, Street Sections, and Street Sections Keysheet.
- c. Construction of off-site improvements to Williams Field Road, Recker Road, Collector Roads (A-A) and Collector Road (B-B) adjacent to the Property shall be completed prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property or at the time requested by Gilbert, whichever is earlier.
- d. At the written request of Gilbert, Developer shall dedicate all necessary easements for the roadway improvements, including easements for drainage and retention and temporary construction easements. Failure to dedicate said easements within thirty (30) days after the date of Gilbert's written request may result in the reversion of the zoning of the Property to the prior zoning classification.
- e. Developer shall create a Homeowner's Association (HOA) or Property Owner's Association (POA) for the ownership, maintenance, landscaping, improvements and preservation of all common areas and open space areas, and landscaping within the rights-of-way. Maintenance responsibilities for common areas and open space areas shall be specified on the approved site plan or final plat.
- f. Developer shall record easements to be owned by the HOA or POA for pedestrian, bicycle, multi-use or trail system purposes as determined by the final plat, at the time of final plat recordation, or earlier if required by the Town Engineer. In recognition of the modifications to the underlying zoning regulations set forth herein, such easements shall be open to public access and use.
- g. The Developer shall disclose to the public on the final plat, including new owners, the daytime and nighttime noise levels naturally occurring with Union Pacific's long-standing freight rail services, as well as the pre-existing and predictably-occurring vibrations.
- h. Any proposed permanent or temporary structure is subject to an FAA filing for review in conformance with CFR Title 14 part 77 (form 7460) to determine any effect to navigable airspace and air navigation facilities.
- i. A fair disclosure agreement and covenant, which would include the following disclosure, should be recorded as a condition of development approval: "This property, due to its proximity to Phoenix-Mesa Gateway Airport, will experience aircraft

overflights, which are expected to generate noise levels that may be of concern to some individuals. The mix of aviation activities and types of aircraft expected to be located and operate at the Airport now and in the future include: scheduled and unscheduled commercial charters, commercial air carriers, and commercial air cargo operations, all of which are expected to use large commercial aircraft; general aviation activity using corporate and executive jets helicopters and propeller aircraft; aviation flight training schools using training aircraft; and military activity using high performance military jets. The size of aircraft and frequency of use of such aircraft may change over time depending on market and technology changes.

- j. All subdivision plats and public reports filed with the Arizona department of real estate should include the notice described in condition (i) above.
- k. Sales and leasing offices established for new subdivisions and residential development projects should provide notice on a sign of the aircraft overflight area.
- l. Recorded documentation of cross access agreements will be required at the time of final plat application submittal.
- m. The Project shall be developed in conformance with Gilbert's zoning requirements for the zoning districts and all development shall comply with the Town of Gilbert Land Development Code, except as modified by the following:

<i>GVC LDC Development Standards</i>	<i>GVC Verde at Cooley Station</i>
Storefronts and Access (LDC Table 2.804)	Decreased percentage for residential unit window, window displays, and door coverage to 40% on ground floor.
Building Transparency (LDC Table 2.804)	Ground-floor view windows, window displays, or doors may be provided between 0 and 8 feet above grade adjacent to the principle building frontage.
Driveway Restrictions (LDC Table 2.804)	Arterial access is permitted at existing curb-cuts.
Parking Setback (LDC Table 2.804)	Parking is permitted within the build-to-lines along Recker Road and (A-A).
Minimum height of separation wall to Nonresidential Zoning District or Uses (LDC – 4.109.A.2(b))	No minimum height requirement.

<i>Multi Family Medium (MF/M) LDC Development Standards</i>	<i>Parcels 5, 21b, 22b Verde at Cooley Station</i>
--	---

Minimum Net Land Area per Unit	1,700 sq. ft. (*=25 d.u.'s/ac.)
Minimum Perimeter Building Setbacks (ft.)	
Front	8 feet adjacent to arterials and collectors
Side	10 feet adjacent to arterials and collectors
Rear	10 feet adjacent to collectors
Minimum Perimeter Landscape Area (Depth in Ft.)	
Front	5 feet adjacent to arterials and collectors
Side (Street)	5 feet adjacent to arterials and collectors
Rear (Residential)	8 feet adjacent to collectors
Rear (Non-Residential)	8 feet adjacent to collectors
Minimum height of separation wall to nonresidential zoning district or uses (LDC – 4.109.A.2(b))	No minimum height requirement.

- n. The maximum number of dwelling units shall be limited to the maximum allowed under the Gilbert General Plan.
- o. An extensive storm drain system was constructed by the Town to serve the Project area. If this storm drain system is not being utilized for any portion of the project adjoining Recker or Williams Field Roads, then the Developer shall install alternate storm drain facilities to convey the runoff from the adjoining roadways, and shall then retain 100% of the runoff that would have otherwise been collected in this storm drain system. This requirement is in addition to the on-site retention required for the Project. The Developer shall also decommission any portion of the existing storm drain system that is no longer necessary as a result of the Project. On-site and off-site retention calculations and the method of decommissioning shall be described in the Drainage Report for the Project and must be approved by the Town.
- p. A Pedestrian Corridor with Pedestrian Access Easement shall be required as shown on the Development Plan with a minimum width of 35 feet with a minimum sidewalk of 8-10 feet. This corridor will create a gateway to the future commuter rail.
- q. The applicant shall prepare for review and approval by the Town's Design Review Board, design guidelines addressing a landscaping palette and intensity, architectural design theme, hardscape, building materials, signage, and entry monumentation for the Verde at Cooley Station development to coordinate and conform to the Gateway Area Streetscape Design Guidelines and to implement the Gateway Character Area policies contained in the General Plan.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'S. B.', with a stylized flourish at the end.

Stephanie Bubenheim
Planner II

Attachments and Enclosures:

- 1) Notice of Public Hearing
- 2) Aerial Photo
- 3) Narrative
- 4) Land Use Exhibit
- 5) Land Use Legal Description
- 6) Zoning Exhibit
- 7) Zoning Legal Description
- 8) Development Plan
- 9) Phasing Plan
- 10) Street Cross Sections
- 11) Minutes from the Planning Commission Study Session of September 5, 2018

Notice of Public Hearing

GP18-10/Z18-20 Verde at Cooley Station
Attachment 1: Notice of Public Hearing
December 5, 2018

PLANNING COMMISSION DATE:

Monday, December 5, 2018* TIME: 6:00 PM

TOWN COUNCIL DATE:

Thursday, January 24, 2019* TIME: 6:30 PM

* Call Planning Department to verify date and time: (480) 503-6625

**LOCATION: Gilbert Municipal Center
Council Chambers**

50 E. Civic Center Drive

Gilbert, Arizona 85296

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning/planning-commission> and <http://www.gilbertaz.gov/departments/clerk-s-office/boards-commissions/town-council>

REQUESTED ACTION:

GP18-10 VERDE AT COOLEY STATION: Request for Minor General Plan Amendment to change the land use classification of approx. 22.92 acres generally located at the southwest corner of Recker and Williams Field Roads from .97 acres of Village Center, 9.75 acres of Business Park and 12.20 acres of Residential > 14-25 du/ac land use classifications to 11.2 acres of Village Center, 10.66 acres of Business Park, and 1.06 acres of Residential > 14-25 du/ac, as shown on the exhibit available for viewing in the Planning Services Division. The effect of this amendment will be to change the plan of development to allow mixed use development.

SITE LOCATION:



APPLICANT: EPS Group, Inc.

CONTACT: Natalie Griffin

**ADDRESS: 2045 S. Vineyard, Ste. 101
Mesa, AZ 85210**

TELEPHONE: (480) 503-2250

E-MAIL: natalie.griffin@epsgroupinc.com

Notice of Public Hearing

PLANNING COMMISSION DATE:

Monday, December 5, 2018* TIME: 6:00 PM

TOWN COUNCIL DATE:

Thursday, January 24, 2019* TIME: 6:30 PM

*** Call Planning Department to verify date and time: (480) 503-6625**

**LOCATION: Gilbert Municipal Center
Council Chambers**

50 E. Civic Center Drive

Gilbert, Arizona 85296

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning/planning-commission> and <http://www.gilbertaz.gov/departments/clerk-s-office/boards-commissions/town-council>

REQUESTED ACTION:

Z18-20 VERDE AT COOLEY STATION: Request to amend Ordinance Nos. 1900 & 2179 pertaining to the Cooley Station Residential, Office, and Shopping Center Planned Area Development (PAD-ROS), and Ordinance No. 1995 pertaining to the Cooley Station Village and Business Center PAD by removing approximately 57.16 acres consisting of 15.00 acres of Gateway Village Center (GVC), 17.13 of Gateway Business Center (GBC), and 25.03 acres of MF/M, all with a PAD Overlay, generally located on the southwest corner of Recker and Williams Field Roads; approving the development plan for Verde at Cooley Station PAD; and changing the zoning classification for 57.16 acres of real property from 15.00 acres of GVC, 17.13 of GBC, and 25.03 acres of MF/M zoning districts, all with a Planned Development Overlay, to 25.23 acres of GVC, 18.04 acres of GBC, and 13.89 of acres MF/M zoning districts, all with a PAD overlay to modify Gateway District site development regulations including height of ground floor transparency, percentage of storefront and access, arterial vehicular access, separation fence requirements, and parking requirements; and to modify MF/M District site development regulations including minimum net land area per unit, minimum building and landscape setbacks, and separation fence requirements, as shown on the exhibit, available for viewing in the Planning Services Division. The effect will be to provide a mixed use development.

SITE LOCATION:



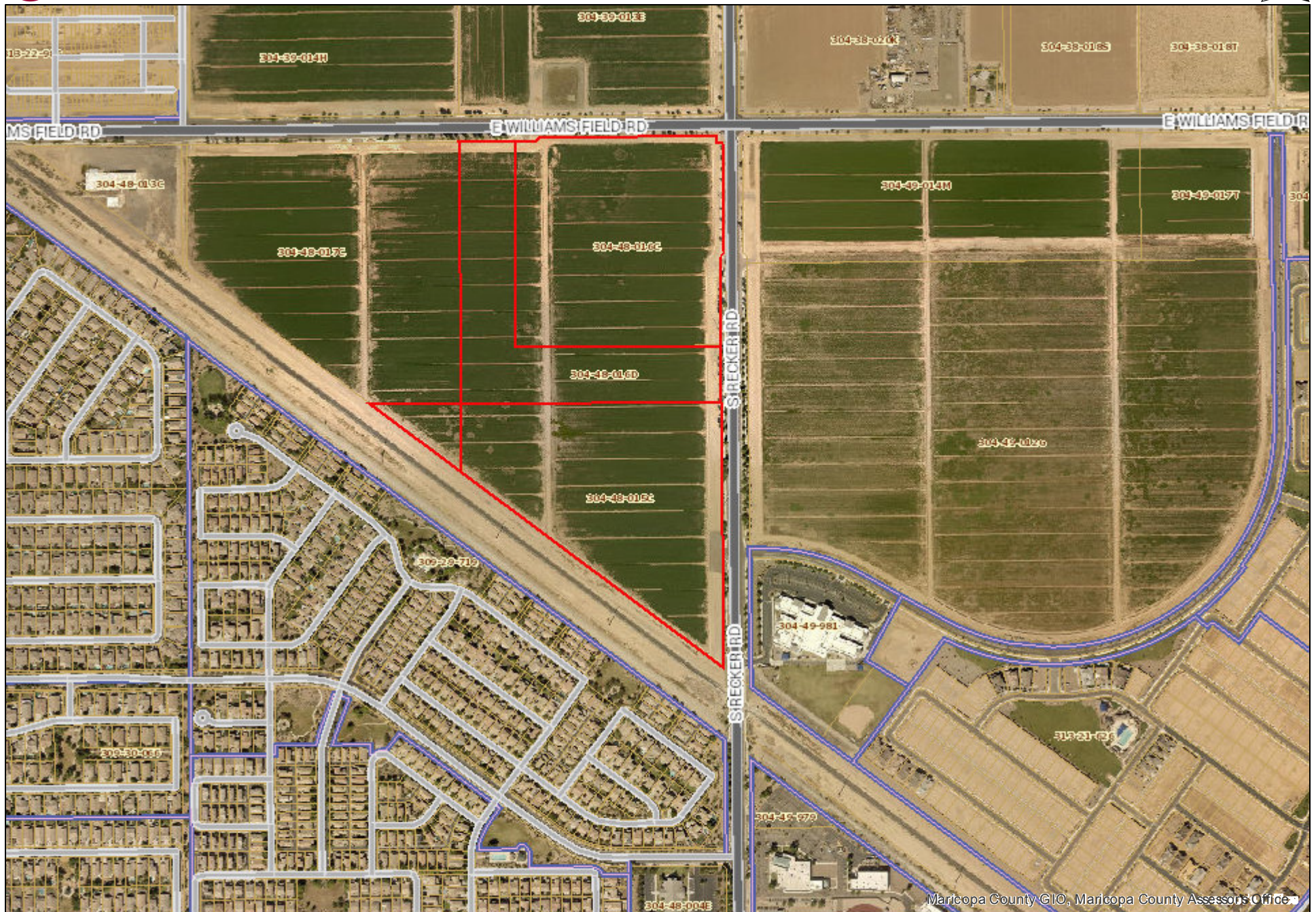
APPLICANT: EPS Group, Inc.

CONTACT: Natalie Griffin

**ADDRESS: 2045 S. Vineyard, Ste. 101
Mesa, AZ 85210**

TELEPHONE: (480) 503-2250

E-MAIL: natalie.griffin@epsgroupinc.com





Verde at Cooley Station
PAD Rezoning & General Plan Amendment
SWC Recker Road and Williams Field Road
4th Submittal: November 28, 2018

Developer

SB2-Gilbert, LLC
7702 E Doubletree Ranch Road, Suite 300
Scottsdale, AZ 85258
Tel: 480.902.3077
Contact: Norman Brody

Engineer/Planner

EPS Group, Inc.
1130 N Alma School Road, Suite 120
Mesa, AZ 85201
Tel: 480.503.2250
Contact: Brian Nicholls & Natalie Griffin

Property Owner

Cooley Black Canyon LLC
6859 E Rembrandt Avenue, Suite 125
Mesa, AZ 85212
Tel: 480-988-3110
Contact: Jeff Cooley

Architect

DLR Group
6225 N 24th Street, #250
Phoenix AZ 85016
Tel: 213-516-2264
Contact: Mark Giles

Landscape Architect

Laskin & Associates, Inc
67 E Weldon Avenue #230
Phoenix, AZ 85012
Tel: 602-840-7771
Contact: Hardy Laskin

Attorney

Earl, Curley & Lagarde, P.C.
3101 N Central Avenue, Suite 1000
Phoenix AZ 85012
Tel: 602-265-0094
Contact: Steve Earl & Gary King

Introduction

The subject site is located at the southwest corner of Recker and Williams Field Roads in the Town of Gilbert. This site consists of approximately 57.16 developable gross acres and is Maricopa County Tax Assessor Parcel Numbers (APNs): 304-48-016C, 304-48-016D, 304-48-015C and 304-48-014A.

Project Request

This application consists of two requests: A Rezoning and a General Plan Amendment. To maintain the mixed-use intent of the site and achieve the vision of the Gateway District, designated land uses are being adjusted and moved around on the site. Business Park is moved to the south along Rittenhouse Road and near the future transit station, the Village Center designation is expanded to allow for high-density residential adjacent to the mixed-use commercial and office uses. To achieve this mix, a Rezoning from the current zoning classification of Gateway Village Center PAD (GVC PAD), Gateway Business Center PAD (GBC PAD), and Multi-Family-Medium PAD (MF/M PAD) to GVC PAD, GBC PAD, and MF/M PAD is requested. The PAD overlay is to illustrate a mixed-use development and to utilize the design guidelines of the Gateway Character Area.

The second request is for an amendment to the Town's General Plan from the current general plan designations of Business Park (BP) and Residential > 14-25 dwelling unit (DU) per acre to Village Center (VC), BP, and Residential > 14-25 DU per acres. The General Plan Amendment and PAD Rezone areas and designations are illustrated in the tables below and in exhibits attached with this submittal.

Along with these requests, a Conditional Use Permit and Administrative Use Permit will be requested. A Conditional Use Permit will be requested for a deviation from the General Plan Village Center Design Policies in order to allow for ground-floor residential uses. The Administrative Use Permit will be requested for a deviation from the Gateway District Zoning Ordinance to allow for shared parking.

Zoning Amendment Request	Existing Acres (Gross)	Proposed Acres (Gross)
Gateway Village Center PAD*	15.00	25.23*
Gateway Business Center PAD	17.13	18.04
Multi-Family/Medium PAD	25.03	13.89
Total	57.16	57.16
<i>*Mixed Use</i>		14.69
<i>*Multi-Family</i>		10.54

General Plan Amendment Request	Existing Acres (Gross)	Proposed Acres (Gross)
Village Center	0.97	11.20
Business Park	9.75	10.66
Residential > 14-25	12.20	1.06
Total	22.92	22.92

Development Plan Vision

Verde at Cooley Station seeks to further the Village Center Land Use policies with a development that includes a mix of retail shops, restaurants, offices and entertainment with a strong emphasis on pedestrian interaction, all surrounding a central green. Within the green, a play area for children and a small-modest structure, which can be used for various family-friendly events is planned. Around the green, a cluster of restaurants with outside patios will allow diners to enjoy events while dining. Various cuisines are anticipated; however, at this time no specific restaurants have been identified. The vision is to provide the community with a place where Gilbert residents can work, play and live, a place to gather, meet, relax, eat and refresh.

The architectural vernacular in the commercial area will recognize the agricultural roots of Gilbert. It will be traditional with contemporary detailing and will also be environmentally friendly, incorporating elements such as solar panels, low-water use plantings, and charging stations for electric vehicles. For tenants in the Verde apartment community, it will be a short walk to restaurants, the dry cleaner, barber, salon and other services and retail uses. The office space tenants will have access to adjacent services and restaurants, as well.

Compliance with the General Plan and Zoning

This site, as part of the Gateway District, aligns with the General Plan's vision to provide a traditional village/neighborhood experience that promotes "pedestrian, bicycle, transit-oriented design and integrates commercial, employment and residential (phase II) land uses."

The project shall be developed in conformance with the Town's zoning district requirements and all development shall comply with the Town of Gilbert Land Development Code except as modified by the following request and as outlined in Appendix A "General Plan Village Center Design Policies", Appendix B "Gateway Districts Zoning Ordinance Article 2.8", and Appendix C "Multi-Family/Medium Residential District Site Development Regulations".

Requested Deviations

Request to allow first floor residential in Multi-Family buildings. Multi-family residents will have a stronger sense of community with residential units on the ground floor and will be able to interact with the village center activity. As such, a Conditional Use Permit to allow for first-floor residential will be submitted. The multi-family residents will have ease of access to the office, commercial, restaurant and entertainment uses provided north of the multi-family site with planned pedestrian connections including a 35-foot-wide El Paseo/open space connection extending from Williams Field Road, through the residential site, south to Cooley Loop.

Request decreased storefront and access on ground floor of Multi-Family uses. Gateway District Site Development Regulations require that a minimum of 75% of ground floor building length or width of the principal building frontage shall consist of window, window displays, and doors. The first floor of multi-family buildings within Verde at Cooley Station are planned as residential, rather than office or commercial; therefore, a deviation is requested. A deviation to 40% transparency is requested along the Recker Road frontage to allow visibility to offices, community space and recreational facilities within the multi-family structure. This deviation will allow for flexibility in design, while maintaining the desired visibility of activity. Along the north and west frontage, a deviation is not requested as the frontage does not abut the principle arterial of Recker Road. The multi-family buildings will feature front stoops and unit entries that open to the sidewalk along the north and west, opening to the village center on the north and the open space corridor on the west, providing the open feel and.

Request Increased Ground Floor Transparency for Multi-Family uses. Request that ground floor view windows, window displays, or doors may be provided between 0 and 8 feet above grade adjacent to the principal building frontage along Recker Road. This allowance would provide even greater transparency than is required.

Request Increased Ground Floor Transparency for Retail/Commercial. Request that ground floor view windows, window displays, or doors may be provided between 0 and 8 feet above grade adjacent to the principal building frontage. This allowance would provide even greater transparency than is required.

Request Increased Ground Floor Transparency for Office. Request that ground floor view windows, window displays, or doors may be provided between 0 and 8 feet above grade adjacent to the principal building frontage. This allowance would provide even greater transparency than is required.

Request Driveway access to Major Arterials. Site Development regulations restrict vehicular access to secondary streets or alleys. With multi-story buildings, as proposed, the traffic generated will be best served by multiple access points. As such, a deviation is requested to allow access to Williams Field Road and Recker Road at the location of already existing driveways as provided by Town of Gilbert roadway improvements. Limiting access to the interior loop road will not adequately serve the proposed development. Arterial access is critical to provide ingress and egress for the planned multi-family, commercial and office uses.

Request Shared Parking. A parking study has been provided to analyze the proper parking ratio for a mixed-use environment in the Gateway Village Center. The analysis evaluates bike, pedestrian and transit uses in this neo-traditional area to determine the proper parking ratio. Shared parking and cross access easements will be recorded as required by Town of Gilbert. An Administrative Use Permit will be processed to request the shared parking option provided in the Gateway District.

Request Parking Along E. Cooley Loop South and Recker Road. Site Development regulations restrict street-level parking to be located behind or adjacent to buildings and shall not be permitted within the build-to lines. A deviation to allow street-level parking along the E. Cooley Loop South and Recker Road is requested.

Request Multi-Family/Medium Site Development Regulation Deviations. The deviations were previously approved in 2008 as part of Ordinance Number 2179 and are being requested to carry over into this present request. The deviations include a minimum height of separation wall to have no minimum height requirement. Eliminating this requirement of an 8-foot solid wall will allow flexibility in the height of future walls and will fit well within the Gateway District Character Area.

Conclusion

This rezoning and General Plan amendment request is the next step in the development process to put this site to a contributing use and will initiate the development of mixed-use development. We respectfully request your favorable consideration of the submitted documents. We look forward to working with the Town on this exciting development.

APPENDIX A
GENERAL PLAN VILLAGE CENTER DESIGN POLICIES

General Plan Village Center Design Policies			
Policy	Retail/Commercial	Multi-Family	Office
Provide for a classic mixed-use, pedestrian-oriented village center configuration surrounded by traditional residential neighborhoods.	Will comply.	Will comply.	Will comply.
Design varied and interesting building facades, with ground floor retail and entertainment uses and upper floor office and residential units.	Will comply.	First floor residential will be requested through a Conditional Use Permit.	Will Comply.
Discourage auto-oriented uses and other uses with drive-up, drive-through, or drive-in facilities.	Will comply.	Will comply.	Will comply.
Design a pedestrian/transit-oriented "Main Street" along Williams Field Road. Minimal setbacks will bring buildings close to the street and promote pedestrian activity, window shopping and street-side dining.	Will comply.	Will comply.	Will comply.
Design the Village Center to allow for standard and shared parking and access. Parking garages should contain retail at the street level with plaza exposure. Rear surface parking and under building or structure parking is encouraged.	Will comply.	Will comply.	Will comply.
Allow for limited on-street parking separated by landscape islands at intervals.	Will comply.	Will comply.	Will comply.
Provide for shuttle bus street-side pullouts.	Will comply.	Will comply.	Will comply.
Provide for pedestrian-oriented plazas fronting and opening onto Williams Field Road, with secondary openings to Recker Road and adjacent residential neighborhoods.	Will comply.	Will comply.	Will comply.
Design sidewalks and plazas on Williams Field Road with pedestrian oriented amenities, including shade structures and covered walkways, benches, bicycle parking, seat walls, decorative surface treatments, artistic features, outdoor cafes, water features, pedestrian scale lighting, canopy trees and landscape planters separating pedestrians from automobiles.	Will comply.	Will comply.	Will comply.
Provide for attractive and urban-oriented signage that may include projecting, neon and brightly colored components	Will comply.	Will comply.	Will comply.

APPENDIX B
GATEWAY DISTRICTS ZONING ORDINANCE ARTICLE 2.8

Gateway Districts Zoning Ordinance Article 2.8						
Standards	GVC	GBC	Additional Regulations	Retail/Commercial	Multi-Family	Office
Floor Area Ratio	0.10-0.75*	No		Will Comply.	Will Comply.	Will Comply.
Minimum Building Height (ft)/(stories)	15/1	15/1	(A)	Will Comply.	Will Comply.	Will Comply.
Maximum Building Height (ft)/(stories)	90/6	90/6	(B)	Will Comply.	Will Comply.	Will Comply.
Minimum Building Setback (ft)			(C)			
Front	0	0		Will Comply.	Will Comply.	Will Comply.
Side (Street)	0	0		Will Comply.	Will Comply.	Will Comply.
Side (Residential)	0	0		Will Comply.	Will Comply.	Will Comply.
Side (Nonresidential)	0	0		Will Comply.	Will Comply.	Will Comply.
Rear (Residential)	20	20		Will Comply.	Will Comply.	Will Comply.
Rear (Nonresidential)	0	0		Will Comply.	Will Comply.	Will Comply.
Build-to-Line (ft)			(C)			
Front	0	0		Will Comply.	Will Comply.	Will Comply.
Side (Street)	0	0		Will Comply.	Will Comply.	Will Comply.
Storefronts and Access	Yes	No	(D)	Will Comply.	Decreased percentage for residential unit window, window displays, door coverage.	Will Comply.
Building Transparency	Yes	No	(E)	Ground-floor view windows, window displays, or doors may be provided between 0 and 8 feet above grade adjacent to the principle building frontage.	Ground-floor view windows, window displays, or doors may be provided between 0 and 8 feet above grade adjacent to the principle building frontage along Recker Road.	Ground-floor view windows, window displays, or doors may be provided between 0 and 8 feet above grade adjacent to the principle building frontage.
Driveway Restrictions	Yes	Yes	(F)	Arterial access requested.	Arterial access requested.	Arterial access requested.
Parking Setback	Yes	No	(G)	Shared parking requested. An	Shared parking requested. An	Shared parking requested. An

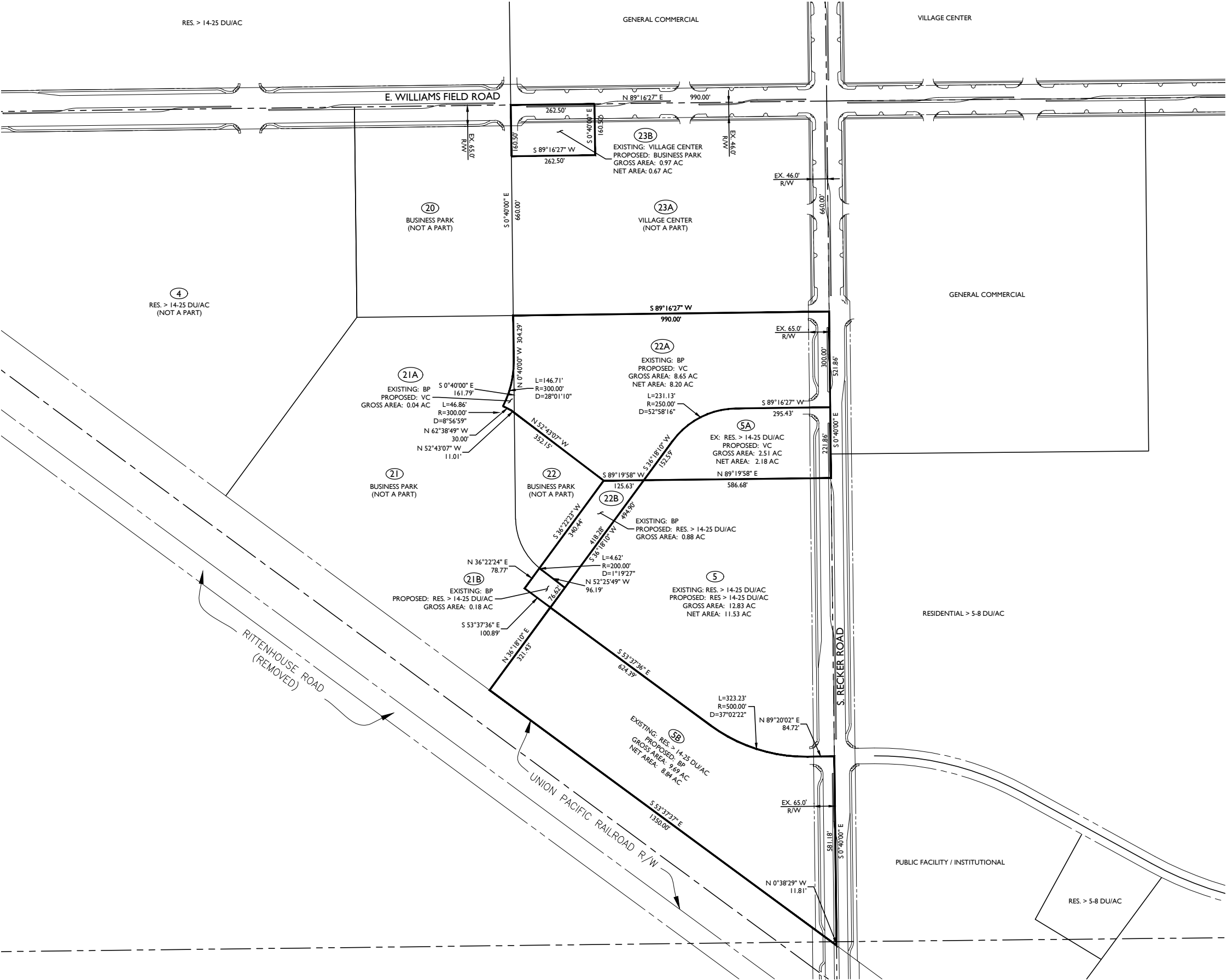
				Administrative Use Permit will be requested. Parking requested along west Future Public Road and Recker Road.	Administrative Use Permit will be requested. Parking requested along west Future Public Road and Recker Road.	Administrative Use Permit will be requested. Parking requested along west Future Public Road and Recker Road.
Pedestrian, Sidewalk, & Landscape Tract	Yes	Yes	(H)	Will Comply.	Will Comply.	Will Comply.
Building Setback to Parking (ft)	See Section 4.203N: Separation from Buildings.			Will Comply.	Will Comply.	Will Comply.
Off-Street Parking and Loading	See Section 4.203I: Off-Site Parking in the Heritage Village Center Zoning District and Gateway Districts, and Section 4.204: Number of Parking Spaces Required.			Will Comply.	Will Comply.	Will Comply.
Exterior Lighting Standards	See Section 4.103: Lighting Standards.	(I)		Will Comply.	Will Comply.	Will Comply.
Landscape - Right-of-Way	See Gateway Area Right-of-Way Improvement Standards and Streetscape Design Guidelines.			Will Comply.	Will Comply.	Will Comply.
Landscape - On-Site	Minimum of 5% of net lot area.			Will Comply.	Will Comply.	Will Comply.
Signage	Sign Program Required.			Will Comply.	Will Comply.	Will Comply.
*Minimum at build-out						

APPENDIX C

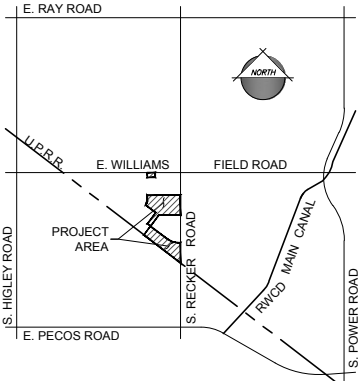
**MULTI-FAMILY/MEDIUM RESIDENTIAL DISTRICT SITE DEVELOPMENT
REGULATIONS**

Multi-Family/Medium Residential District Site Development Regulations			
Standards	Additional Regulations	MF/M	Parcel 5
Minimum Parcel Area (sq. ft.)		20,000	Will Comply.
Minimum Net Land Area per Unit (sq. ft.)		1,750	1,700 (*=25 du/ac)
Maximum Net Land Area per Unit (sq. ft.)		3,100	Will Comply.
Maximum Height (ft.)		40	Will Comply.
Building Step-Back	(A)	10' at 3 rd Floor	Will Comply.
Minimum Perimeter Building Setbacks (ft.)			
Front		30	8*
Side (Street & Residential)		30	10*
Side (Non-Residential)		20	10*
Rear (Residential)		30	10*
Rear (Non-Residential)		20	10*
Minimum Perimeter Landscape Area (depth in ft.)			
Front		20	5*
Side (Street)		20	5*
Side (Single-Family Residential)		20	Will Comply.
Side (Multi-Family Residential)		15	Will Comply.
Side (Non-Residential)		20	Will Comply.
Rear		20	8*
Separation Between Buildings (ft.)			
Single or Two-Story		20	Will Comply.
Three Story		20	Will Comply.
Building Setback to Parking (ft.)	See Section 4.203N: Separation from Buildings		Will Comply.
Off-Street Parking & Loading	See Article 4.2: Off-Street Parking & Loading Regulations		Will Comply.
Private Open Space (sq. ft.)	(B)	60	Will Comply.
Common Open Space (minimum)	(C)	40% of Net Site	Will Comply.
Common Open Space Landscaping	(C)	1 Tree/Unit	Will Comply.
Landscaping (Perimeter & Public Street Frontages)	(D) See Section 2.204D	1 Tree/20 Linear Ft.	Will Comply.
Exterior Lighting Standards	See Section 4.103: Lighting Standards		Will Comply.
Minimum Height of Separation Wall to Non-Residential Zoning District or Uses	See Section 4.109.A.2.b		No Minimum Height Requirement
*If not adjacent to arterial or collector as noted, then the Land Development Code applies.			

GENERAL PLAN EXHIBIT
FOR
VERDE AT COOLEY STATION



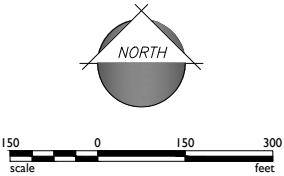
VICINITY MAP
N.T.S.



GENERAL PLAN DATA

A.P.N.	304-48-016C; PORTIONS OF 3304-48-016D; 304-48-015C
CURRENT LAND USE:	AGRICULTURAL
GROSS AREA:	+/- 22.92 ACRES
EXISTING GENERAL PLAN:	
BUSINESS PARK (PARCEL 21)	+/- 0.22 GROSS AC. (<1%)
BUSINESS PARK (PARCEL 22)	+/- 9.53 GROSS AC. (42%)
RES. > 14-25 DU/AC (PARCEL 5)	+/- 12.20 GROSS AC. (53%)
VILLAGE CENTER (PARCEL 23)	+/- 0.97 GROSS AC. (4%)
PROPOSED GENERAL PLAN:	
VILLAGE CENTER (PARCEL 21A)	+/- 0.04 GROSS AC. (<1%)
VILLAGE CENTER (PARCEL 22A)	+/- 8.65 GROSS AC. (37%)
VILLAGE CENTER (PARCEL 5A)	+/- 2.51 GROSS AC. (11%)
RES. > 14-25 DU/AC (PARCEL 21B)	+/- 0.18 GROSS AC (<1%)
RES. > 14-25 DU/AC (PARCEL 22B)	+/- 0.88 GROSS AC (4%)
BUSINESS PARK (PARCEL 5B)	+/- 9.69 GROSS AC. (42%)
BUSINESS PARK (PARCEL 23B)	+/- 0.97 GROSS AC (4%)

GENERAL PLAN AMENDMENT REQUEST	EXISTING ACRES (GROSS)	PROPOSED ACRES (GROSS)
VILLAGE CENTER	0.97	11.20
BUSINESS PARK	9.75	10.66
RESIDENTIAL > 14-25	12.20	1.06
TOTAL	22.92	22.92



2045 S. Vineyard Ave, S
Mesa, AZ 85210
T:480.503.2250 | F:480.1
www.epsgroup.com



VERDE AT COOLEY STATION
GILBERT, AZ
GENERAL PLAN EXHIBIT

Project:

Revisions:
APRIL 24, 2018 - PRE-APPLICATION SUB
JULY 2, 2018 - 1ST ZONING & GPA SUB
SEPTEMBER 11, 2018 - 2ND ZONING & GPA SUB
OCTOBER 30, 2018 - 3RD ZONING & GPA SUB



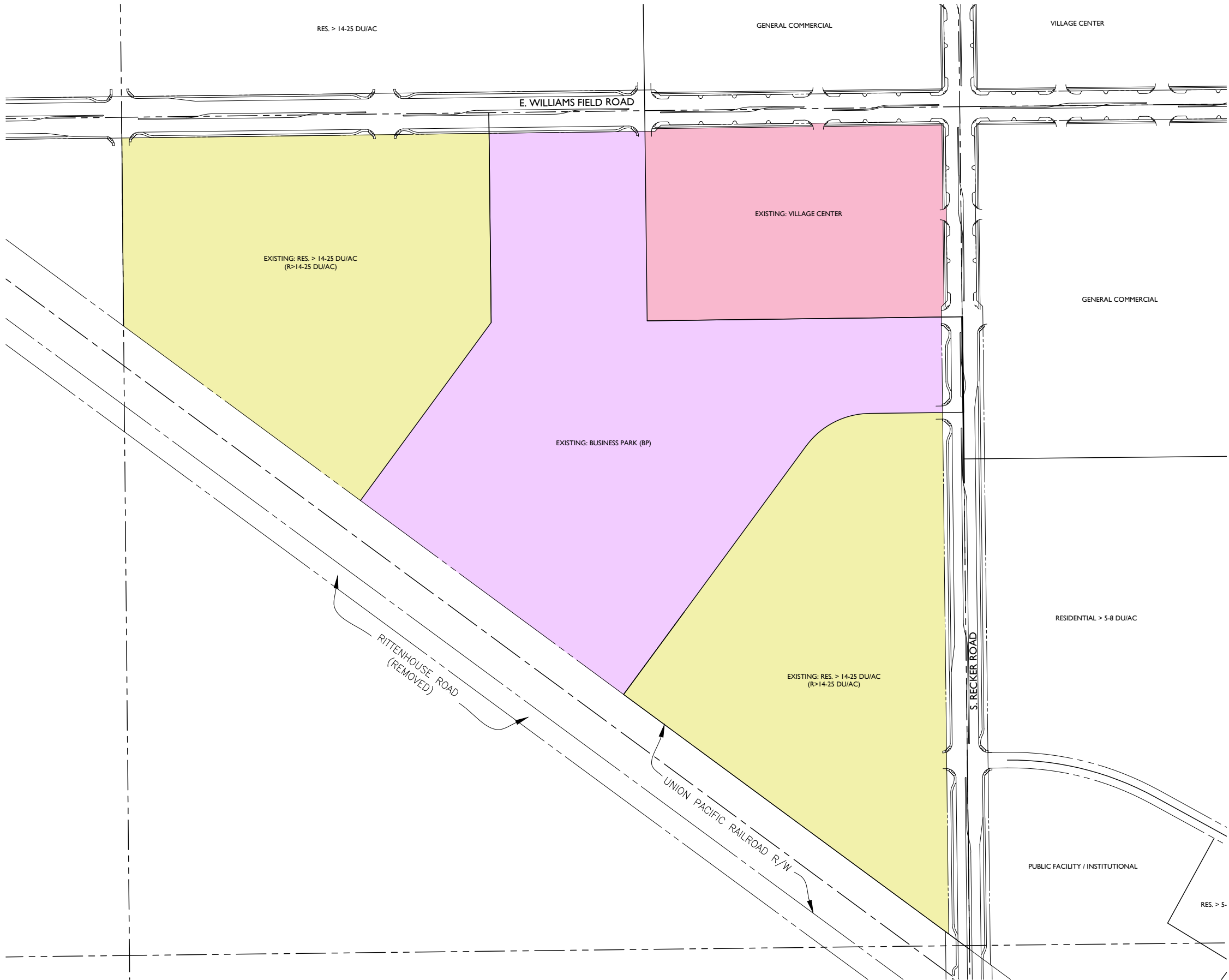
Designer: BAN
Drawn by: BAN

Preliminary
Not For
Construction
Or
Recording

Job No.
18-147

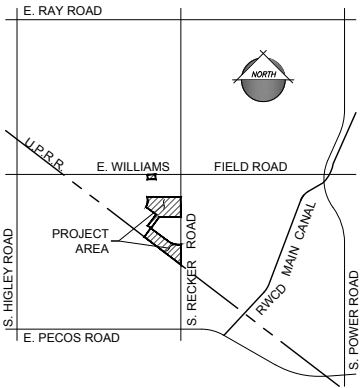
GP01

Sheet No.
1
of 1



VICINITY MAP

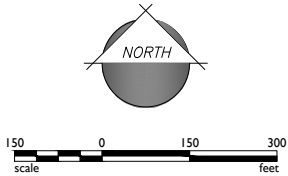
N.T.S.



GENERAL PLAN DATA

A.P.N.	304-48-016C; PORTIONS OF 3304-48-016D; 304-48-015C
CURRENT LAND USE:	AGRICULTURAL
GROSS AREA:	+/- 22.92 ACRES
EXISTING GENERAL PLAN:	
BUSINESS PARK (PARCEL 21)	+/- 0.22 GROSS AC. (<1%)
BUSINESS PARK (PARCEL 22)	+/- 9.53 GROSS AC. (42%)
RES. > 14-25 DU/AC (PARCEL 5)	+/- 12.20 GROSS AC. (53%)
VILLAGE CENTER (PARCEL 23)	+/- 0.97 GROSS AC. (4%)
PROPOSED GENERAL PLAN:	
VILLAGE CENTER (PARCEL 21A)	+/- 0.04 GROSS AC. (<1%)
VILLAGE CENTER (PARCEL 22A)	+/- 8.65 GROSS AC. (37%)
VILLAGE CENTER (PARCEL 5A)	+/- 2.51 GROSS AC. (11%)
RES. > 14-25 DU/AC (PARCEL 21B)	+/- 0.18 GROSS AC (<1%)
RES. > 14-25 DU/AC (PARCEL 22B)	+/- 0.88 GROSS AC (4%)
BUSINESS PARK (PARCEL 5B)	+/- 9.69 GROSS AC. (42%)
BUSINESS PARK (PARCEL 23B)	+/- 0.97 GROSS AC (4%)

GENERAL PLAN AMENDMENT REQUEST	EXISTING ACRES (GROSS)	PROPOSED ACRES (GROSS)
VILLAGE CENTER	0.97	11.2
BUSINESS PARK	12.2	10.66
RESIDENTIAL > 14-25	9.75	1.06
TOTAL	22.92	22.92



2045 S. Vineyard Ave.
Ste. 101 Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

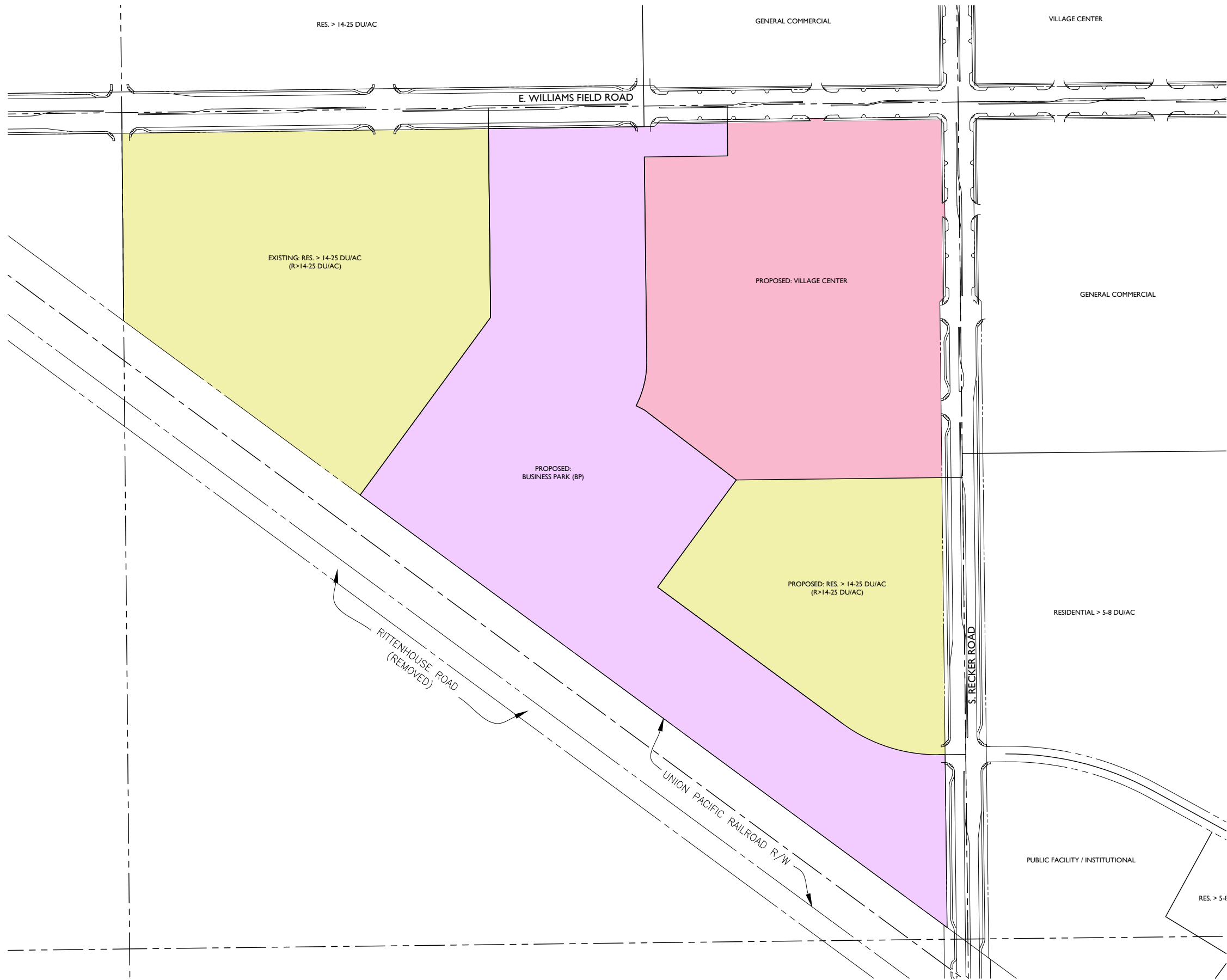


VERDE AT COOLEY STATION
GILBERT, AZ

EXISTING GENERAL PLAN MAP

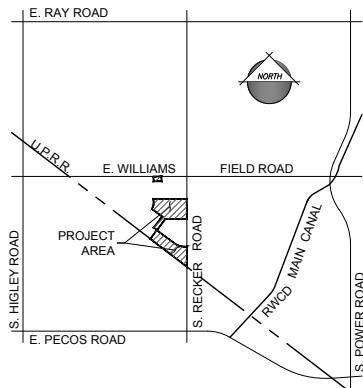
JOB NO
18-147

SHEET
1
OF 02



VICINITY MAP

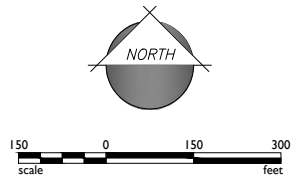
N.T.S.



GENERAL PLAN DATA

A.P.N.	304-48-016C; PORTIONS OF 3304-48-016D; 304-48-015C
CURRENT LAND USE:	AGRICULTURAL
GROSS AREA:	+/- 22.92 ACRES
EXISTING GENERAL PLAN:	
BUSINESS PARK (PARCEL 21)	+/- 0.22 GROSS AC. (<1%)
BUSINESS PARK (PARCEL 22)	+/- 9.53 GROSS AC. (42%)
RES. > 14-25 DU/AC (PARCEL 5)	+/- 12.20 GROSS AC. (53%)
VILLAGE CENTER (PARCEL 23)	+/- 0.97 GROSS AC. (4%)
PROPOSED GENERAL PLAN:	
VILLAGE CENTER (PARCEL 21A)	+/- 0.04 GROSS AC. (<1%)
VILLAGE CENTER (PARCEL 22A)	+/- 8.65 GROSS AC. (37%)
VILLAGE CENTER (PARCEL 5A)	+/- 2.51 GROSS AC. (11%)
RES. > 14-25 DU/AC (PARCEL 21B)	+/- 0.18 GROSS AC (<1%)
RES. > 14-25 DU/AC (PARCEL 22B)	+/- 0.88 GROSS AC (4%)
BUSINESS PARK (PARCEL 5B)	+/- 9.69 GROSS AC. (42%)
BUSINESS PARK (PARCEL 23B)	+/- 0.97 GROSS AC (4%)

GENERAL PLAN AMENDMENT REQUEST	EXISTING ACRES (GROSS)	PROPOSED ACRES (GROSS)
VILLAGE CENTER	0.97	11.2
BUSINESS PARK	12.2	10.66
RESIDENTIAL > 14-25	9.75	1.06
TOTAL	22.92	22.92



2045 S. Vineyard Ave.
Ste. 101 Mesa, AZ 85210
T:480.503.2250 F:480.503.2258
www.epsgroupinc.com



VERDE AT COOLEY STATION
GILBERT, AZ

PROPOSED GENERAL PLAN MAP

JOB NO
18-147

SHEET
2
OF 02



**Legal Description
Verde at Cooley Station
General Plan 5A**

Job No. 18-147

September 10, 2018

A portion of the northeast quarter of the northeast quarter of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in handhole at the northeast corner of said Section 35, from which a brass cap in handhole at the east quarter-corner of said Section 35 bears South 0 degrees 40 minutes 00 seconds East, 2635.46 feet;

thence along the east line of said northeast quarter, South 0 degrees 40 minutes 00 seconds East, 960.00 feet to the POINT OF BEGINNING;

thence South 0 degrees 40 minutes 00 seconds East, 221.86 feet;

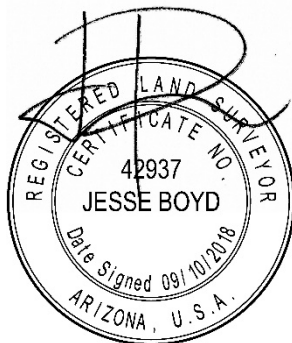
thence South 89 degrees 19 minutes 58 seconds West, 586.68 feet;

thence North 36 degrees 18 minutes 10 seconds East, 152.59 feet to the beginning of a curve, concave Southeast, having a radius of 250.00 feet;

thence Northeasterly 231.13 feet along the arc of said curve to the right through a central angle of 52 degrees 58 minutes 16 seconds;

thence North 89 degrees 16 minutes 27 seconds East, 295.43 feet to the POINT OF BEGINNING.

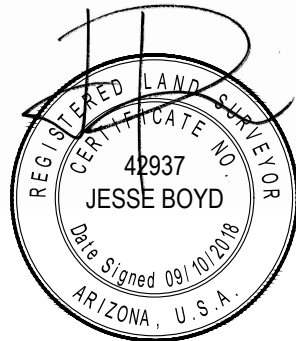
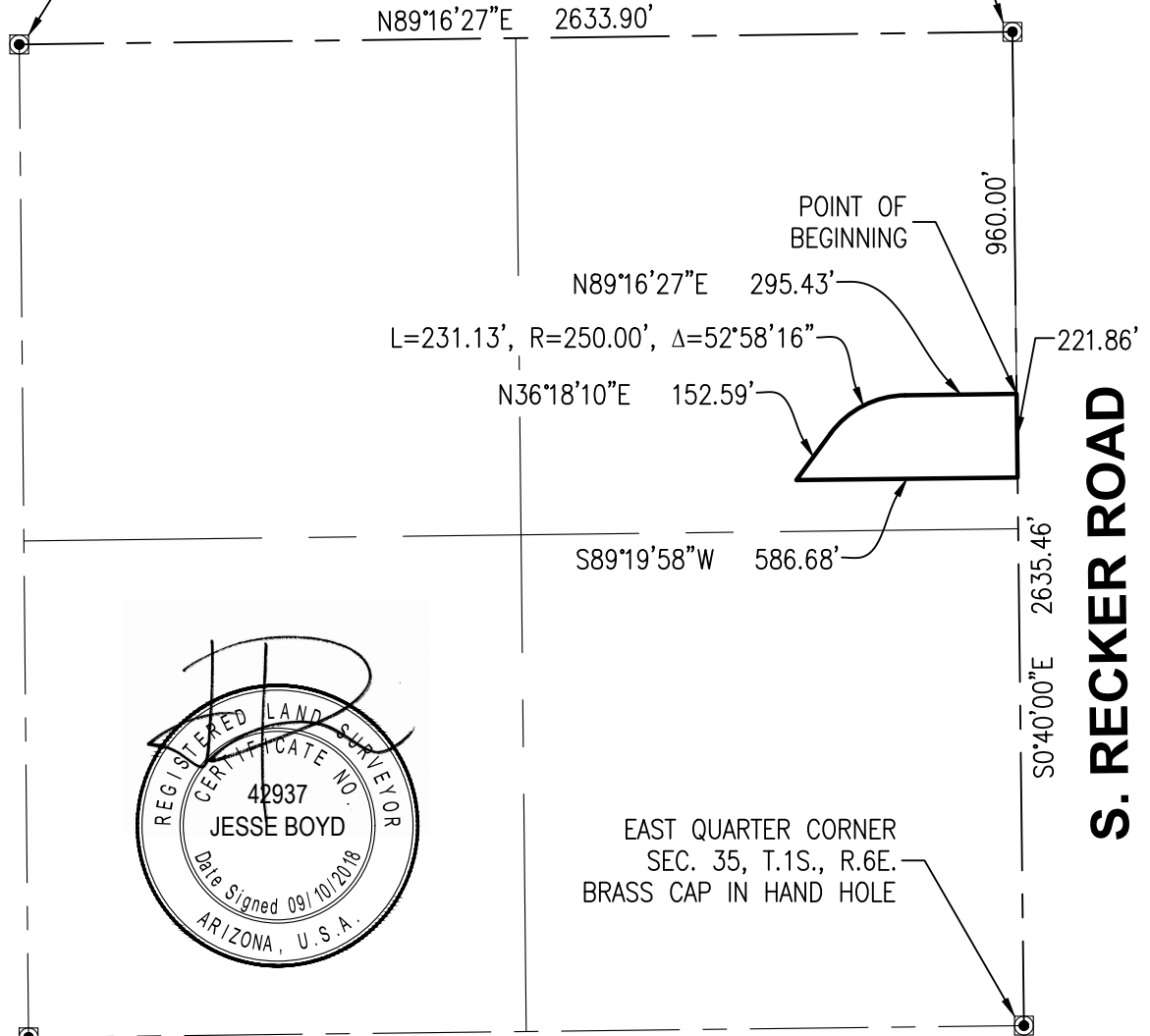
Contains 2.5091 acres, more or less.



NORTH QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

POINT OF COMMENCEMENT
NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

E. WILLIAMS FIELD ROAD



CENTER QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE



www.epsgroupinc.com

18-147

EXHIBIT

VERDE AT COOLEY STATION
GENERAL PLAN EXHIBIT 5A





**Legal Description
Verde at Cooley Station
General Plan 5B**

Job No. 18-147

September 10, 2018

A portion of the east half of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at a brass cap in handhole at the east quarter-corner of said Section 35, from which a brass cap in handhole at the northeast corner of said Section 35 bears North 0 degrees 40 minutes 00 seconds West, 2635.46 feet;

thence along the east line of said east half, South 0 degrees 40 minutes 00 seconds East, 2054.28 feet to the POINT OF BEGINNING;

thence South 0 degrees 40 minutes 00 seconds East, 581.18 feet;

thence South 0 degrees 38 minutes 29 seconds East, 11.81 feet;

thence North 53 degrees 37 minutes 37 seconds West, 1350.00 feet;

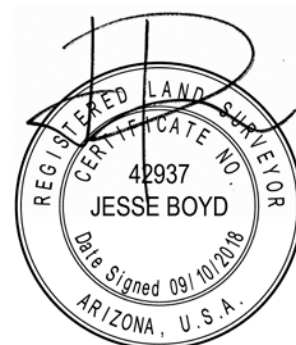
thence North 36 degrees 18 minutes 10 seconds East, 321.43 feet;

thence South 53 degrees 37 minutes 36 seconds East, 624.39 feet to the beginning of a curve, concave Northeast, having a radius of 500.00 feet;

thence Southeasterly 323.23 feet along the arc of said curve to the left through a central angle of 37 degrees 02 minutes 22 seconds;

thence North 89 degrees 20 minutes 02 seconds East, 84.72 feet to the POINT OF BEGINNING.

Contains 9.6865 acres, more or less.



EPS Group, Inc. • 2045 S. Vineyard, Suite 107
Tel (480) 503-2250 • Fax (480) 503-2251

S:\Projects\2018\18-147\Legal Survey\Legals\General Plan Legals and Exhibits\General Plan 5B.docx

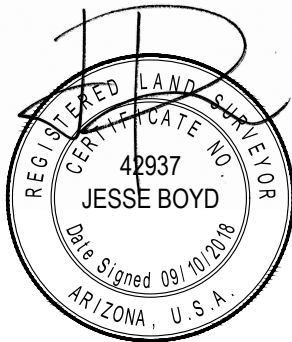
iption

NORTH QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

E. WILLIAMS FIELD ROAD

N89°16'27"E 2633.90'



S36°18'10"W 321.43'
L=323.23', R=500.00'
 $\Delta=37^{\circ}02'22''$
N53°37'36"W 624.39'

S53°37'37"E
1350.00'

2635.46'

N0°40'00"W

S89°20'02"W
84.72'

N0°40'00"W
581.18'

S. RECKER ROAD

CENTER QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

POINT OF BEGINNING
EAST QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE



500 0 500 1000
scale feet

www.epsgroupinc.com

18-147

EXHIBIT

VERDE AT COOLEY STATION
GENERAL PLAN EXHIBIT 5B





**Legal Description
Verde at Cooley Station
General Plan 21A**

Job No. 18-147

September 10, 2018

A portion of the northeast quarter of the northeast quarter of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in handhole at the northeast corner of said Section 35, from which a brass cap in handhole at the east quarter-corner of said Section 35 bears South 0 degrees 40 minutes 00 seconds East, 2635.46 feet;

thence along the east line of said northeast quarter, South 0 degrees 40 minutes 00 seconds East, 803.53 feet;

thence South 89 degrees 20 minutes 00 seconds West, 990.00 feet to the POINT OF BEGINNING;

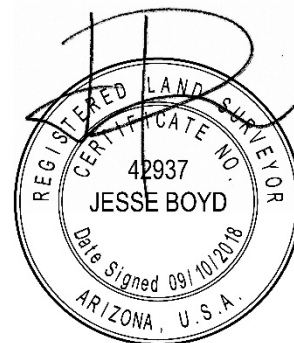
thence South 0 degrees 40 minutes 00 seconds East, 161.79 feet;

thence North 52 degrees 43 minutes 07 seconds West, 11.01 feet;

thence North 62 degrees 38 minutes 49 seconds West, 30.00 feet to the beginning of a non-tangent curve, concave Northwest, from which the radius point bears North 62 degrees 38 minutes 50 seconds West a distance of 300.00 feet;

thence Northeasterly 146.71 feet along the arc of said curve to the left through a central angle of 28 degrees 01 minutes 10 seconds to the POINT OF BEGINNING.

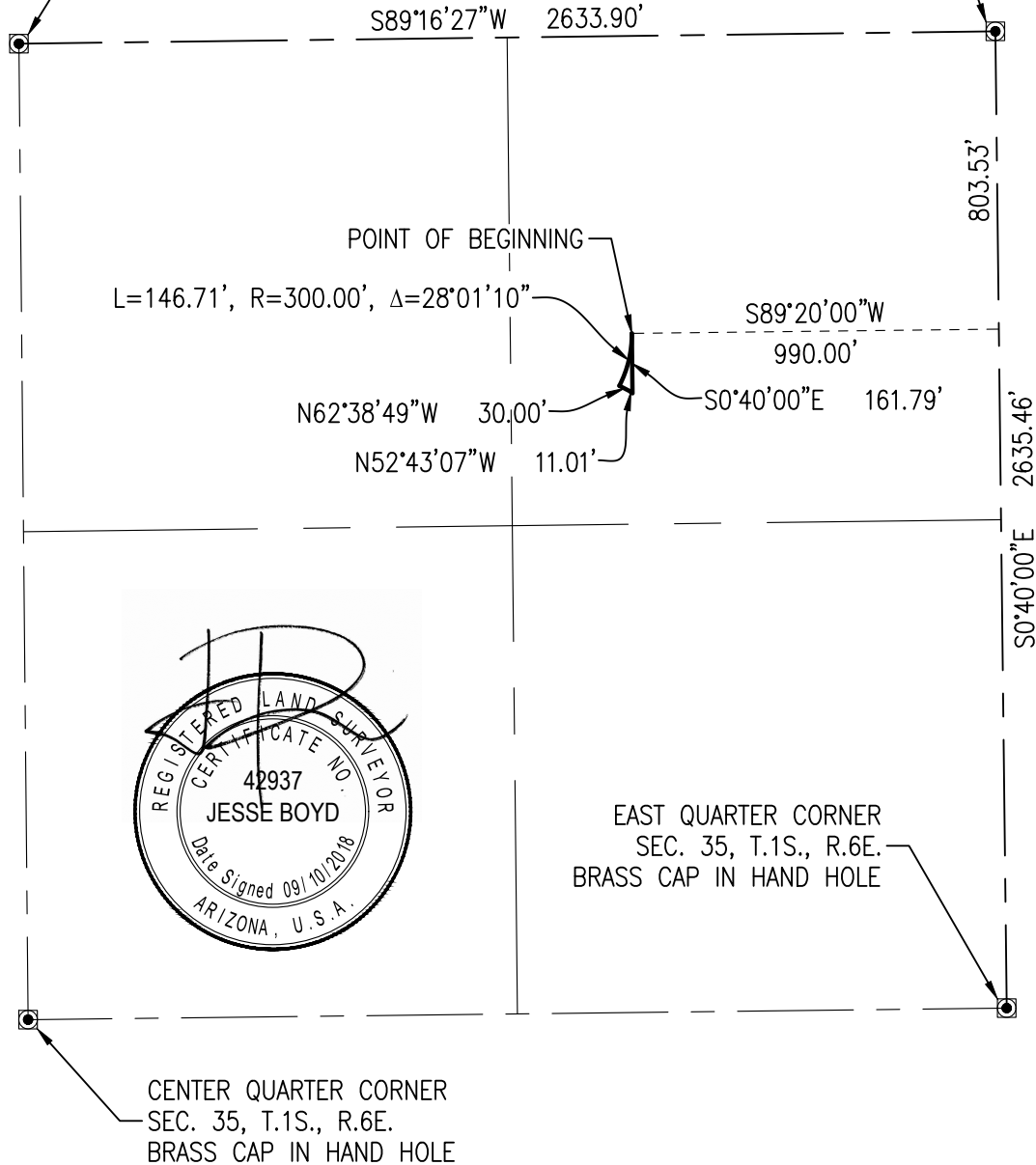
Contains 0.0448 acres, more or less.



NORTH QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

POINT OF COMMENCEMENT
NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

E. WILLIAMS FIELD ROAD



S. RECKER ROAD



www.epsgroupinc.com

18-147

EXHIBIT

VERDE AT COOLEY STATION
GENERAL PLAN EXHIBIT 21A





**Legal Description
Verde at Cooley Station
General Plan 21B**

Job No. 18-147

September 10, 2018

A portion of the northeast quarter of the northeast quarter of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in handhole at the northeast corner of said Section 35, from which a brass cap in handhole at the east quarter-corner of said Section 35 bears South 0 degrees 40 minutes 00 seconds East, 2635.46 feet;

thence along the east line of said northeast quarter, South 0 degrees 40 minutes 00 seconds East, 1516.06 feet;

thence South 89 degrees 20 minutes 00 seconds West, 838.22 feet to the POINT OF BEGINNING;

thence South 36 degrees 18 minutes 10 seconds West, 76.62 feet;

thence North 53 degrees 37 minutes 36 seconds West, 100.89 feet;

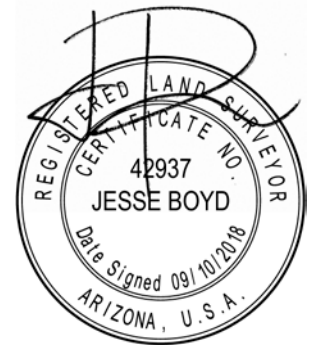
thence North 36 degrees 22 minutes 24 seconds East, 78.77 feet to the beginning of a non-tangent curve, concave Northeast, from which the radius point bears North 38 degrees 53 minutes 39 seconds East a distance of 200.00 feet;

thence Southeasterly 4.62 feet along the arc of said curve to the left through a central angle of 1 degrees 19 minutes 27 seconds;



thence South 52 degrees 25 minutes 49 seconds East, 96.19 feet to the POINT OF BEGINNING.

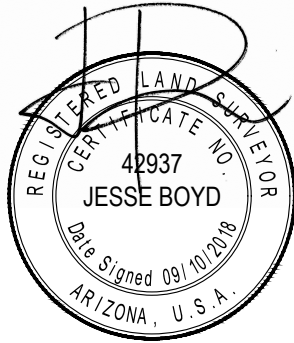
Contains 0.1798 acres, more or less.



NORTH QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

POINT OF COMMENCEMENT
NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

E. WILLIAMS FIELD ROAD



N89°16'27"E 2633.90'

1516.06'

2635.46'

S0°40'00"E

L=4.62', R=200.00'
 $\Delta=1^{\circ}19'27''$

S52°25'49"E
96.19'

POINT OF
BEGINNING

N36°22'24"E
78.77'

S89°20'00"W
838.22'

N53°37'36"W
100.89'

S36°18'10"W
76.62'

EAST QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

CENTER QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE



S. RECKER ROAD

www.epsgroupinc.com

18-147

EXHIBIT

VERDE AT COOLEY STATION
GENERAL PLAN EXHIBIT 21B





**Legal Description
Verde at Cooley Station
General Plan 22A**

Job No. 18-147

September 10, 2018

A portion of the northeast quarter of the northeast quarter of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in handhole at the northeast corner of said Section 35, from which a brass cap in handhole at the east quarter-corner of said Section 35 bears South 0 degrees 40 minutes 00 seconds East, 2635.46 feet;

thence along the east line of said northeast quarter, South 0 degrees 40 minutes 00 seconds East, 660.00 feet to the POINT OF BEGINNING;

thence South 0 degrees 40 minutes 00 seconds East, 300.00 feet;

thence South 89 degrees 16 minutes 27 seconds West, 295.43 feet to the beginning of a curve, concave Southeast, having a radius of 250.00 feet;

thence Southwesterly 231.13 feet along the arc of said curve to the left through a central angle of 52 degrees 58 minutes 16 seconds;

thence South 36 degrees 18 minutes 10 seconds West, 152.59 feet;

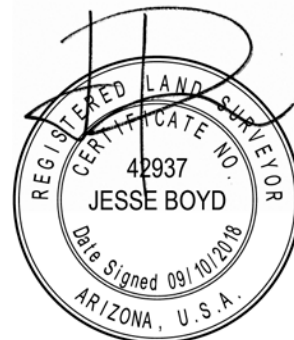
thence South 89 degrees 19 minutes 58 seconds West, 125.63 feet;

thence North 52 degrees 43 minutes 07 seconds West, 352.15 feet;

thence North 0 degrees 40 minutes 00 seconds West, 304.29 feet;

thence North 89 degrees 16 minutes 27 seconds East, 990.00 feet to the POINT OF BEGINNING.

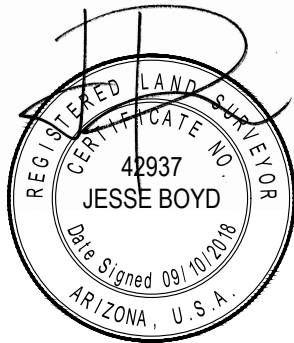
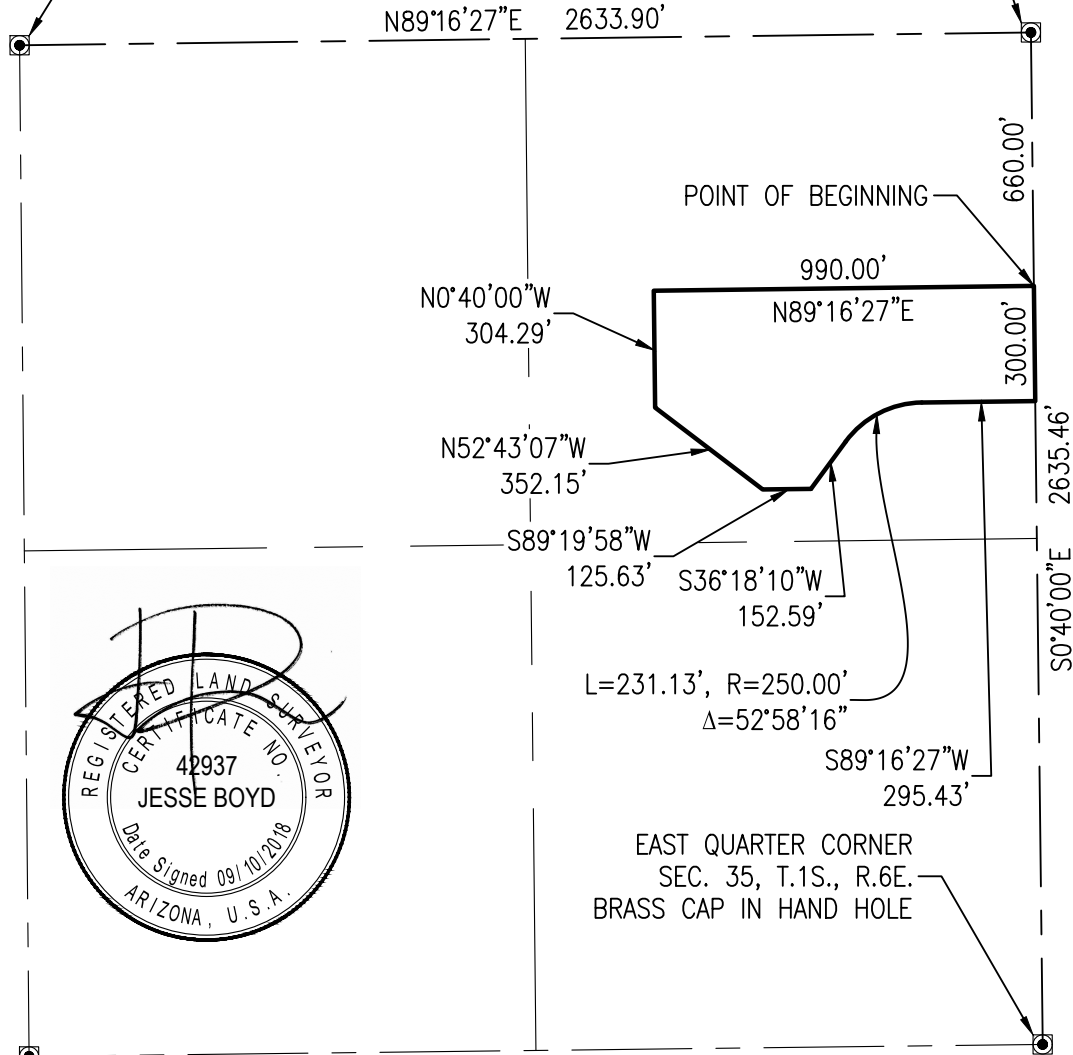
Contains 8.6496 acres, more or less.



NORTH QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

POINT OF COMMENCEMENT
NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

E. WILLIAMS FIELD ROAD



CENTER QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

S. RECKER ROAD



www.epsgroupinc.com

18-147

EXHIBIT

VERDE AT COOLEY STATION
GENERAL PLAN EXHIBIT 22A





**Legal Description
Verde at Cooley Station
General Plan 22B**

Job No. 18-147

September 10, 2018

A portion of the northeast quarter of the northeast quarter of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in handhole at the northeast corner of said Section 35, from which a brass cap in handhole at the east quarter-corner of said Section 35 bears South 0 degrees 40 minutes 00 seconds East, 2635.46 feet;

thence along the east line of said northeast quarter, South 0 degrees 40 minutes 00 seconds East, 1181.87 feet;

thence South 89 degrees 20 minutes 00 seconds West, 586.68 feet to the POINT OF BEGINNING;

thence South 36 degrees 18 minutes 10 seconds West, 418.28 feet;

thence North 52 degrees 25 minutes 49 seconds West, 96.19 feet to the beginning of a curve, concave Northeast, having a radius of 200.00 feet;

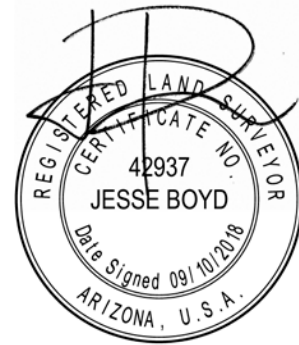
thence Northwesterly 4.62 feet along the arc of said curve to the right through a central angle of 1 degrees 19 minutes 27 seconds;

thence on a non-tangent line North 36 degrees 22 minutes 23 seconds East, 340.44 feet;



thence North 89 degrees 19 minutes 58 seconds East, 125.63 feet to the POINT OF BEGINNING.

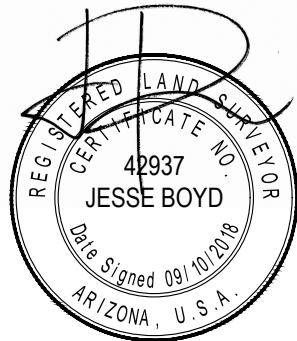
Contains 0.8758 acres, more or less.



NORTH QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

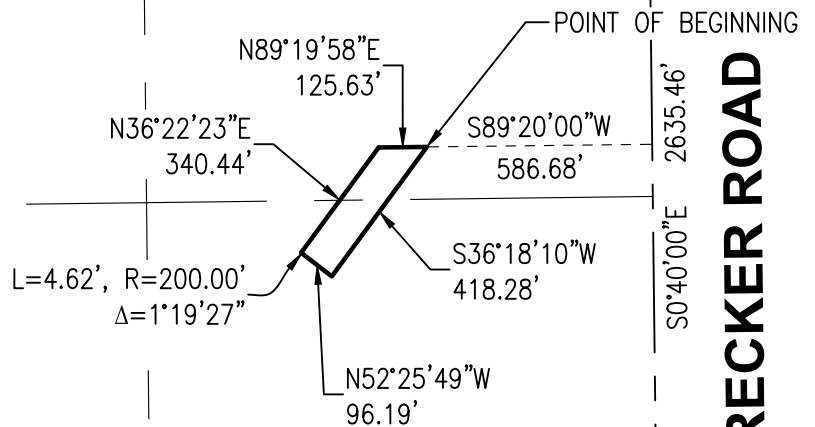
POINT OF COMMENCEMENT
NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

E. WILLIAMS FIELD ROAD



N89°16'27"E 2633.90'

1181.87'



EAST QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

CENTER QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE



S. RECKER ROAD

www.epsgroupinc.com

18-147

EXHIBIT

VERDE AT COOLEY STATION
GENERAL PLAN EXHIBIT 22B





**Legal Description
Verde at Cooley Station
Zoning 23B**

Job No. 18-147

October 18, 2018

A portion of the northeast quarter of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in handhole at the northeast corner of said Section 35, from which a brass cap in handhole at the east quarter-corner of said Section 35 bears South 0 degrees 40 minutes 00 seconds East, 2635.46 feet;

thence along the north line of said northeast quarter, South 89 degrees 16 minutes 27 seconds West, 727.50 feet to the POINT OF BEGINNING of the herein described parcel of land;

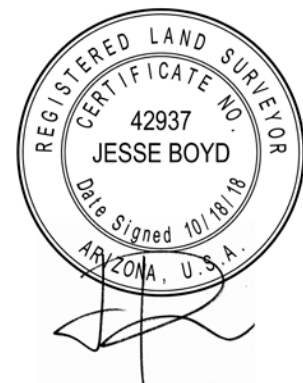
thence South 0 degrees 40 minutes 00 seconds East, 160.50 feet

thence South 89 degrees 16 minutes 27 seconds West, 262.50 feet;

thence North 0 degrees 40 minutes 00 seconds West, 160.50 feet to a point on the north line of said northeast quarter;

thence along said north line, North 89 degrees 16 minutes 27 seconds East, 262.50 feet to the POINT OF BEGINNING.

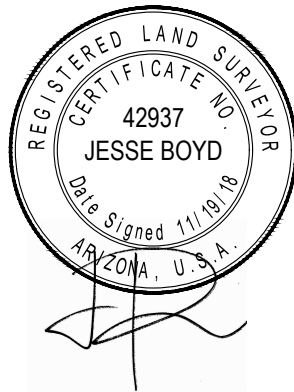
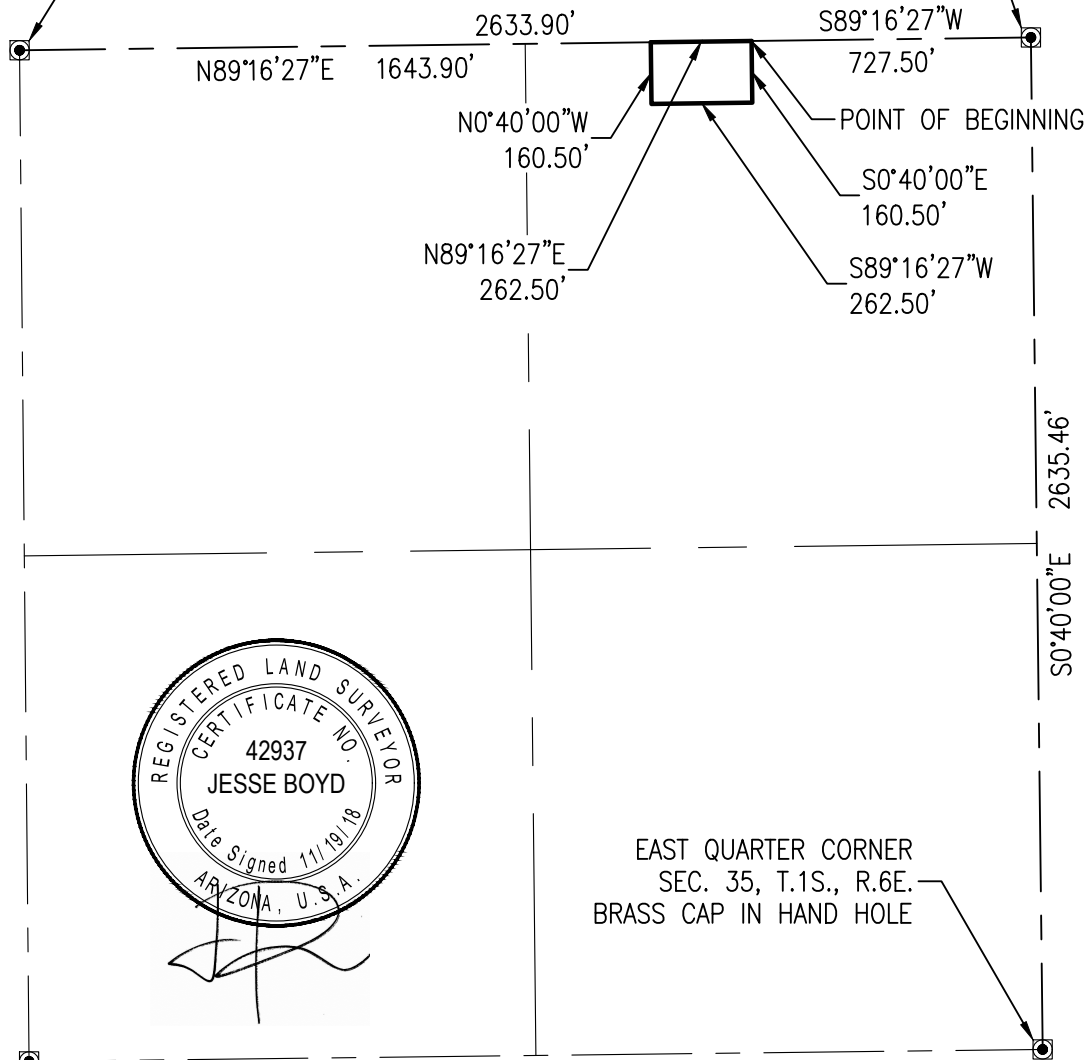
Contains 0.9672 acres, more or less.



NORTH QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

POINT OF COMMENCEMENT
NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

E. WILLIAMS FIELD ROAD



EAST QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

CENTER QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

S. RECKER ROAD



www.epsgroupinc.com

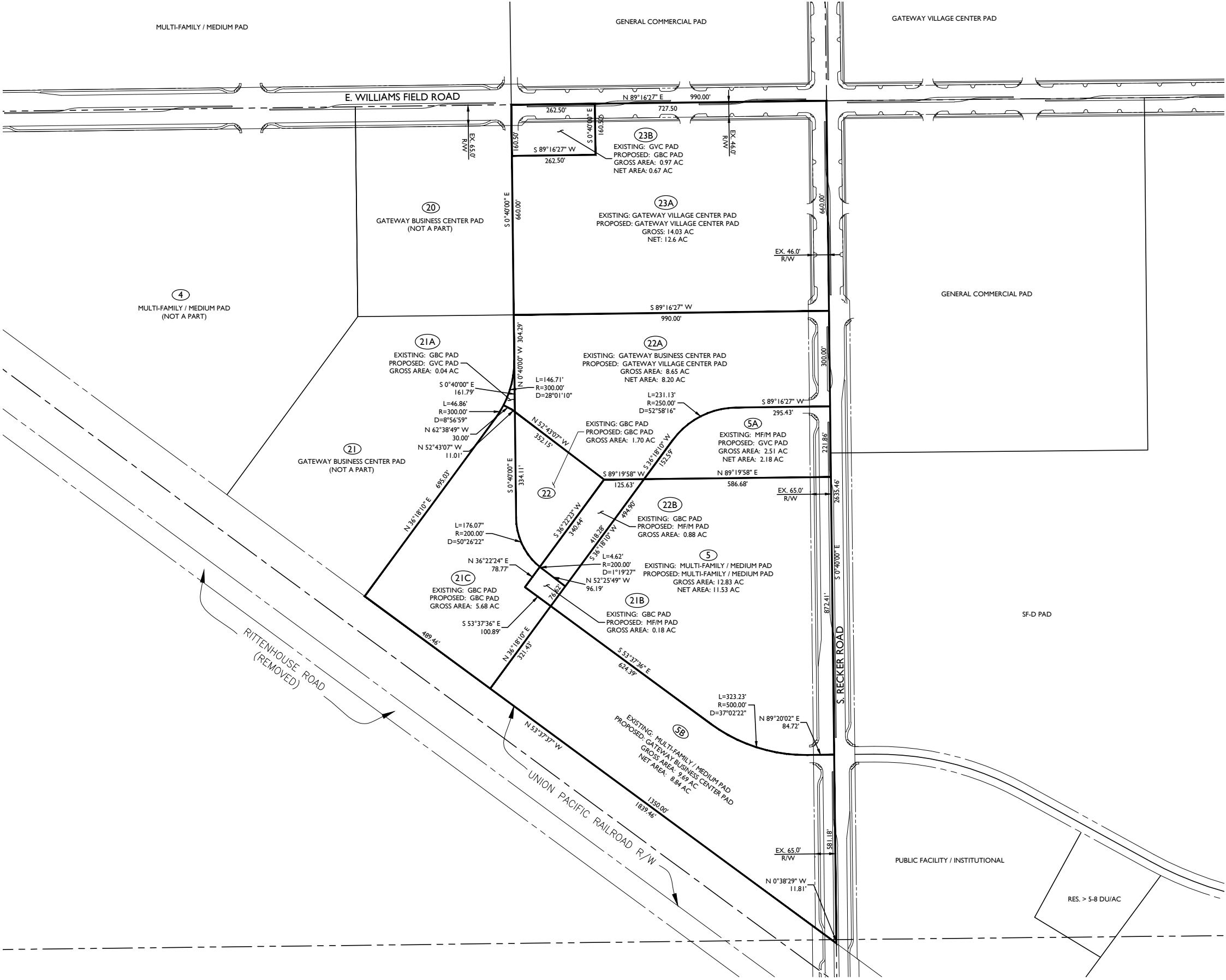
18-147

EXHIBIT

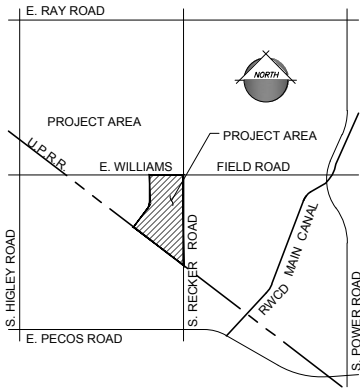
VERDE AT COOLEY STATION
ZONING EXHIBIT 23B



ZONING EXHIBIT
FOR
VERDE AT COOLEY STATION



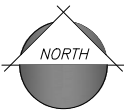
VICINITY MAP
N.T.S.



ZONING DATA

A.P.N.	304-48-016C; 304-48-016D; 304-48-015C; 304-48-014A
CURRENT LAND USE:	AGRICULTURAL
GROSS AREA:	+/- 57.16 ACRES
EXISTING ZONING:	
GATEWAY VILLAGE CENTER PAD (PARCEL 23)	+/- 15.00 GROSS AC. (26%)
GATEWAY BUSINESS CENTER PAD (PARCEL 21)	+/- 5.90 GROSS AC. (10%)
GATEWAY BUSINESS CENTER PAD (PARCEL 22)	+/- 11.23 GROSS AC. (20%)
MULTI-FAMILY / MEDIUM PAD (PARCEL 5)	+/- 25.03 GROSS AC. (44%)
PROPOSED ZONING:	
GATEWAY VILLAGE CENTER PAD (PARCEL 23A)	+/- 14.03 GROSS AC. (25%)
GATEWAY VILLAGE CENTER PAD (PARCEL 21A)	+/- 0.04 GROSS AC. (<1%)
GATEWAY VILLAGE CENTER PAD (PARCEL 22A)	+/- 8.65 GROSS AC. (15%)
GATEWAY VILLAGE CENTER PAD (PARCEL 5A)	+/- 2.51 GROSS AC. (4%)
MULTI-FAMILY / MEDIUM PAD (PARCEL 5B)	+/- 12.83 GROSS AC. (23%)
MULTI-FAMILY / MEDIUM PAD (PARCEL 21B)	+/- 0.18 GROSS AC. (<1%)
MULTI-FAMILY / MEDIUM PAD (PARCEL 22B)	+/- 0.88 GROSS AC. (2%)
GATEWAY BUSINESS CENTER PAD (PARCEL 5B)	+/- 9.69 GROSS AC. (17%)
GATEWAY BUSINESS CENTER PAD (PARCEL 21C)	+/- 5.68 GROSS AC. (10%)
GATEWAY BUSINESS CENTER PAD (PARCEL 22)	+/- 1.70 GROSS AC. (3%)
GATEWAY BUSINESS CENTER PAD (PARCEL 23B)	+/- 0.97 GROSS AC. (<1%)

Zoning Amendment Request	Existing Acres (Gross)	Proposed Acres (Gross)
Gateway Village Center PAD*	15.00	25.23*
Gateway Business Center PAD	17.13	18.04
Multi-Family/Medium PAD	25.03	13.89
Total	57.16	57.16
*Mixed Use		14.69
*Multi-Family		10.51



2045 S. Vineyard Ave., S
Mesa, AZ 85210
T:480.503.2250 | F:480.1
www.epsgroup.com



VERDE AT COOLEY STATION

Project

Revisions:

APRIL 24, 2018 - PRE-APPLICATION SUB	
JULY 2, 2018 - 1ST ZONING & GPA SUB	
SEPTEMBER 11, 2018 - 2ND ZONING & GPA SUB	
OCTOBER 30, 2018 - 3RD ZONING & GPA SUB	
NOVEMBER 28, 2018 - 3RD ZONING & GPA SUB	



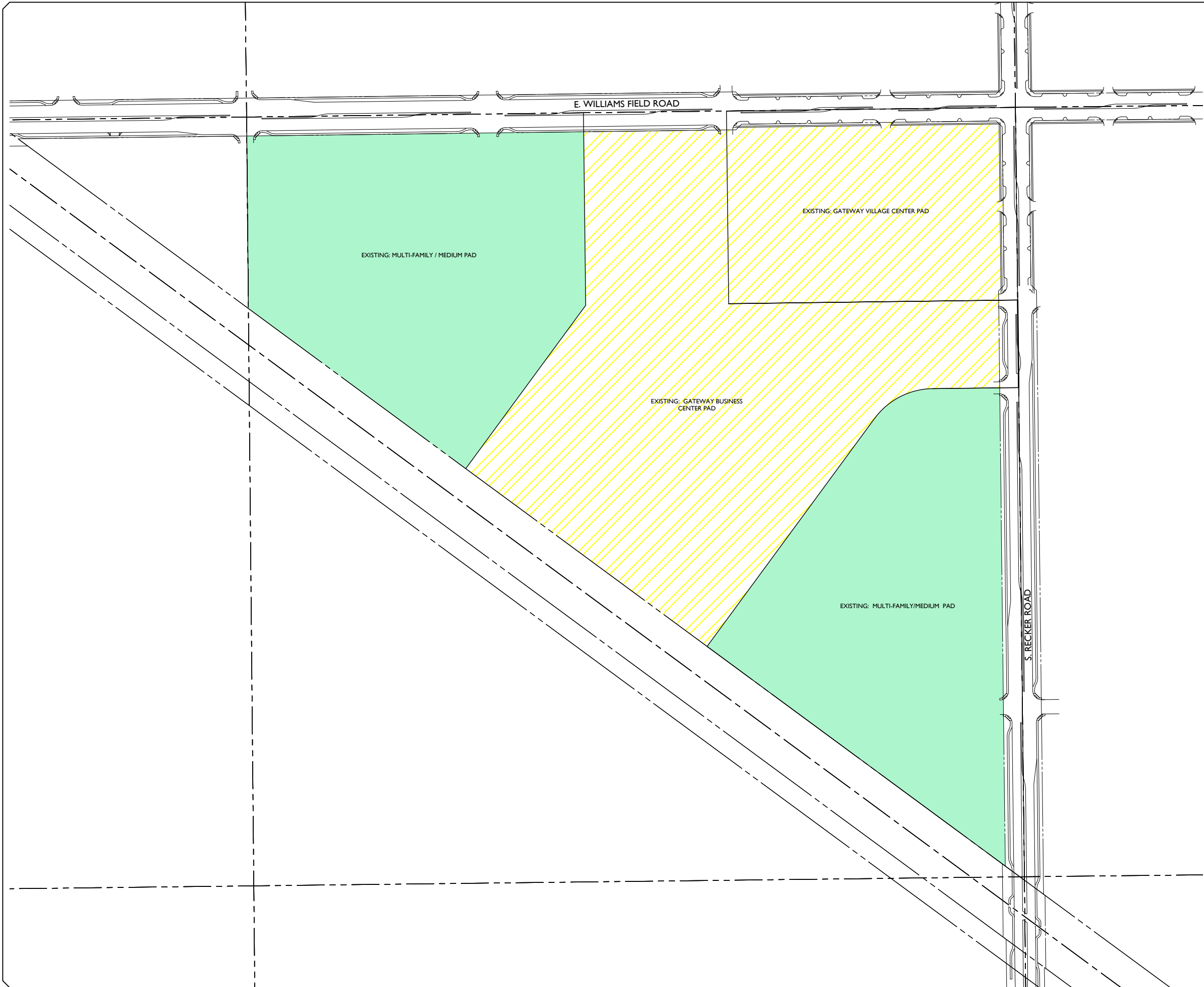
Designer: BAN
Drawn by: EPS

Preliminary
Not For
Construction
Or
Recording

Job No.
18-147

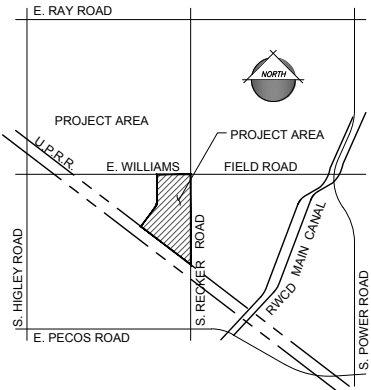
ZN01

Sheet No.
1
of 1



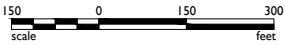
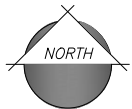
VICINITY MAP

N.T.S.



ZONING DATA

A.P.N.	304-48-016C; 304-48-016D; 304-48-015C; 304-48-014A
CURRENT LAND USE:	AGRICULTURAL
GROSS AREA:	+/- 57.16 ACRES
EXISTING ZONING:	
GATEWAY VILLAGE CENTER PAD (PARCEL 23)	+/- 15.00 GROSS AC. (26%)
GATEWAY BUSINESS CENTER PAD (PARCEL 21)	+/- 5.90 GROSS AC. (10%)
GATEWAY BUSINESS CENTER PAD (PARCEL 22)	+/- 11.23 GROSS AC. (20%)
MULTI-FAMILY / MEDIUM PAD (PARCEL 5)	+/- 25.03 GROSS AC. (44%)
PROPOSED ZONING:	
GATEWAY VILLAGE CENTER PAD (PARCEL 23A)	+/- 14.03 GROSS AC. (25%)
GATEWAY VILLAGE CENTER PAD (PARCEL 21A)	+/- 0.04 GROSS AC. (<1%)
GATEWAY VILLAGE CENTER PAD (PARCEL 22A)	+/- 8.65 GROSS AC. (15%)
GATEWAY VILLAGE CENTER PAD (PARCEL 5A)	+/- 2.51 GROSS AC. (4%)
MULTI-FAMILY / MEDIUM PAD (PARCEL 5)	+/- 12.83 GROSS AC. (23%)
MULTI-FAMILY / MEDIUM PAD (PARCEL 21B)	+/- 0.18 GROSS AC. (<1%)
MULTI-FAMILY / MEDIUM PAD (PARCEL 22B)	+/- 0.88 GROSS AC. (2%)
GATEWAY BUSINESS CENTER PAD (PARCEL 5B)	+/- 9.69 GROSS AC. (17%)
GATEWAY BUSINESS CENTER PAD (PARCEL 21C)	+/- 5.68 GROSS AC. (10%)
GATEWAY BUSINESS CENTER PAD (PARCEL 22)	+/- 1.70 GROSS AC. (3%)
GATEWAY BUSINESS CENTER PAD (PARCEL 23B)	+/- 0.97 GROSS AC. (<1%)



2045 S. Vineyard Ave.
Ste. 101 Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

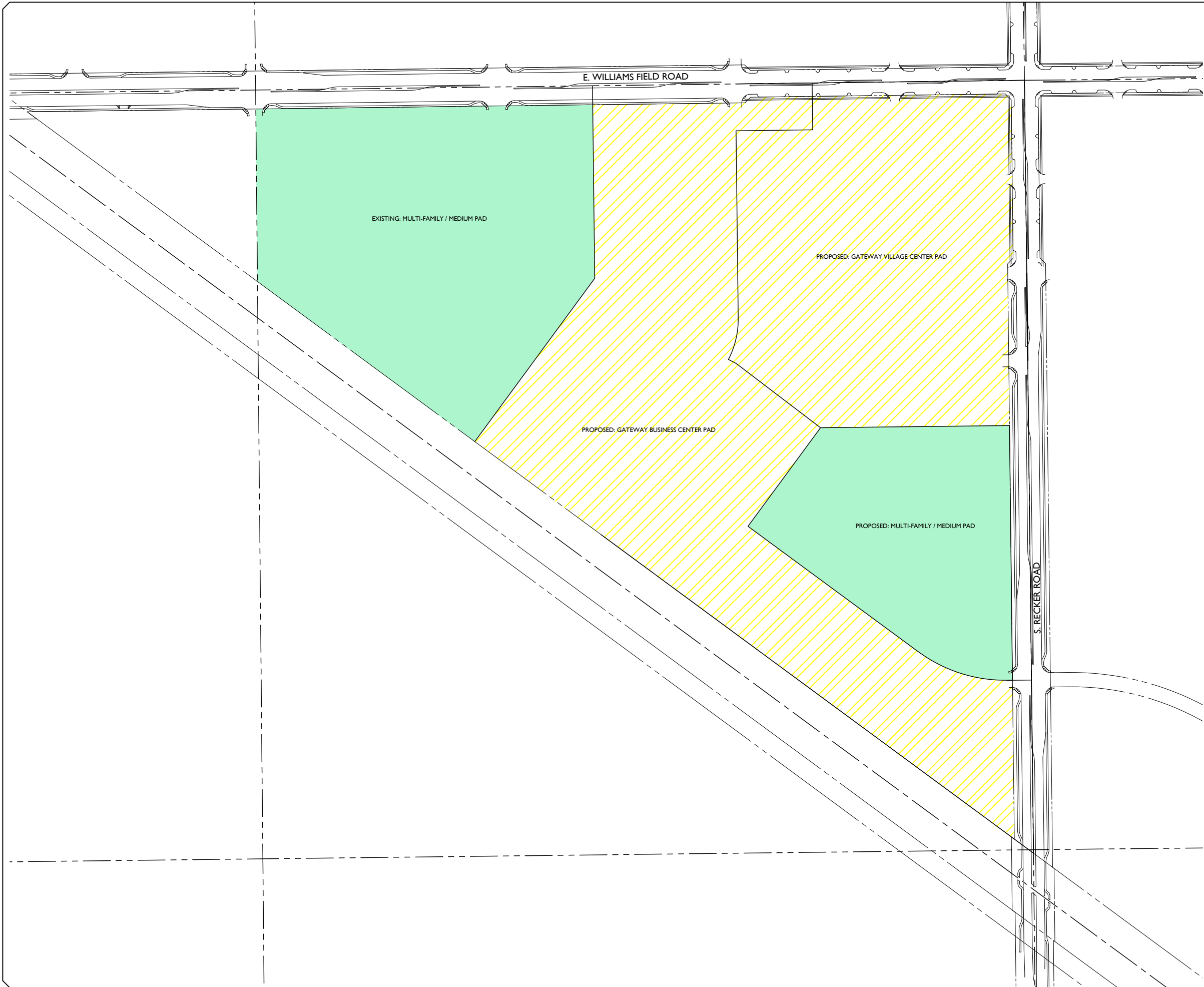


VERDE AT COOLEY STATION
GILBERT, AZ

EXISTING ZONING MAP

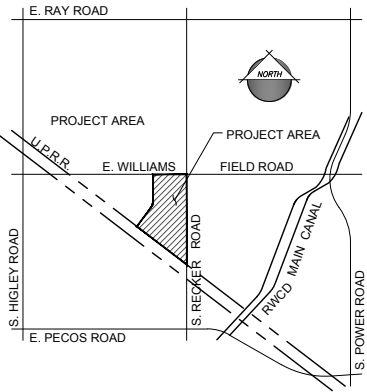
JOB NO
18-147

SHEET
1
OF 02



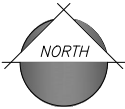
VICINITY MAP

N.T.S.



ZONING DATA

A.P.N.	304-48-016C; 304-48-016D; 304-48-015C; 304-48-014A
CURRENT LAND USE:	AGRICULTURAL
GROSS AREA:	+/- 57.16 ACRES
EXISTING ZONING:	
GATEWAY VILLAGE CENTER PAD (PARCEL 23)	+/- 15.00 GROSS AC. (26%)
GATEWAY BUSINESS CENTER PAD (PARCEL 21)	+/- 5.90 GROSS AC. (10%)
GATEWAY BUSINESS CENTER PAD (PARCEL 22)	+/- 11.23 GROSS AC. (20%)
MULTI-FAMILY / MEDIUM PAD (PARCEL 5)	+/- 25.03 GROSS AC. (44%)
PROPOSED ZONING:	
GATEWAY VILLAGE CENTER PAD (PARCEL 23A)	+/- 14.03 GROSS AC. (25%)
GATEWAY VILLAGE CENTER PAD (PARCEL 21A)	+/- 0.04 GROSS AC. (<1%)
GATEWAY VILLAGE CENTER PAD (PARCEL 22A)	+/- 8.65 GROSS AC. (15%)
GATEWAY VILLAGE CENTER PAD (PARCEL 5A)	+/- 2.51 GROSS AC. (4%)
MULTI-FAMILY / MEDIUM PAD (PARCEL 5)	+/- 12.83 GROSS AC. (23%)
MULTI-FAMILY / MEDIUM PAD (PARCEL 21B)	+/- 0.18 GROSS AC. (<1%)
MULTI-FAMILY / MEDIUM PAD (PARCEL 22B)	+/- 0.88 GROSS AC. (2%)
GATEWAY BUSINESS CENTER PAD (PARCEL 5B)	+/- 9.69 GROSS AC. (17%)
GATEWAY BUSINESS CENTER PAD (PARCEL 21C)	+/- 5.68 GROSS AC. (10%)
GATEWAY BUSINESS CENTER PAD (PARCEL 22)	+/- 1.70 GROSS AC. (3%)
GATEWAY BUSINESS CENTER PAD (PARCEL 23B)	+/- 0.97 GROSS AC. (<1%)



2045 S. Vineyard Ave.
Ste. 101 Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



VERDE AT COOLEY STATION
GILBERT, AZ

PROPOSED ZONING MAP

JOB NO
18-147

SHEET
2
OF 02



**Legal Description
Verde at Cooley Station
Zoning 5**

Job No. 18-147

September 10, 2018

A portion of the northeast quarter of the northeast quarter of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in handhole at the northeast corner of said Section 35, from which a brass cap in handhole at the east quarter-corner of said Section 35 bears South 0 degrees 40 minutes 00 seconds East, 2635.46 feet;

thence along the east line of said northeast quarter, South 0 degrees 40 minutes 00 seconds East, 1181.86 feet to the POINT OF BEGINNING;

thence South 0 degrees 40 minutes 00 seconds East, 872.41 feet;

thence South 89 degrees 20 minutes 02 seconds West, 84.72 feet to the beginning of a curve, concave Northeast, having a radius of 500.00 feet;

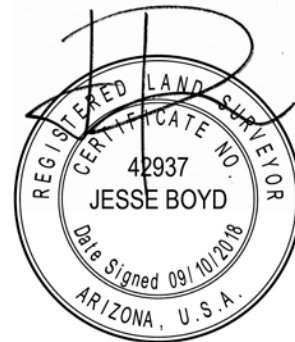
thence Northwesterly 323.23 feet along the arc of said curve to the right through a central angle of 37 degrees 02 minutes 22 seconds;

thence North 53 degrees 37 minutes 36 seconds West, 624.39 feet;

thence North 36 degrees 18 minutes 10 seconds East, 494.90 feet;

thence North 89 degrees 19 minutes 58 seconds East, 586.68 feet to the POINT OF BEGINNING.

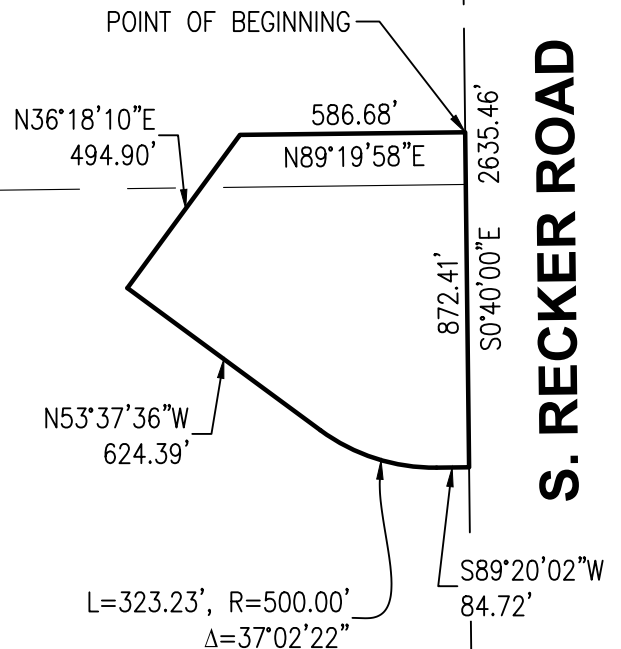
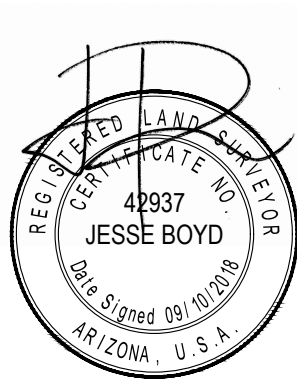
Contains 12.8314 acres, more or less.



NORTH QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

POINT OF COMMENCEMENT
NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

E. WILLIAMS FIELD ROAD



S. RECKER ROAD

CENTER QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

EAST QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE



www.epsgroupinc.com

18-147

EXHIBIT

VERDE AT COOLEY STATION
ZONING EXHIBIT 5





**Legal Description
Verde at Cooley Station
Zoning 5A**

Job No. 18-147

September 10, 2018

A portion of the northeast quarter of the northeast quarter of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in handhole at the northeast corner of said Section 35, from which a brass cap in handhole at the east quarter-corner of said Section 35 bears South 0 degrees 40 minutes 00 seconds East, 2635.46 feet;

thence along the east line of said northeast quarter, South 0 degrees 40 minutes 00 seconds East, 960.00 feet to the POINT OF BEGINNING;

thence South 0 degrees 40 minutes 00 seconds East, 221.86 feet;

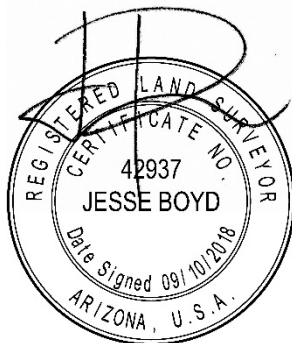
thence South 89 degrees 19 minutes 58 seconds West, 586.68 feet;

thence North 36 degrees 18 minutes 10 seconds East, 152.59 feet to the beginning of a curve, concave Southeast, having a radius of 250.00 feet;

thence Northeasterly 231.13 feet along the arc of said curve to the right through a central angle of 52 degrees 58 minutes 16 seconds;

thence North 89 degrees 16 minutes 27 seconds East, 295.43 feet to the POINT OF BEGINNING.

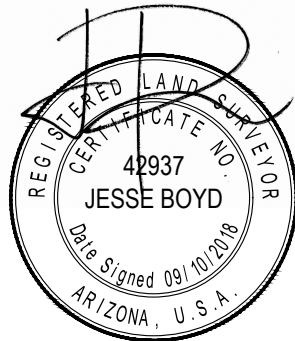
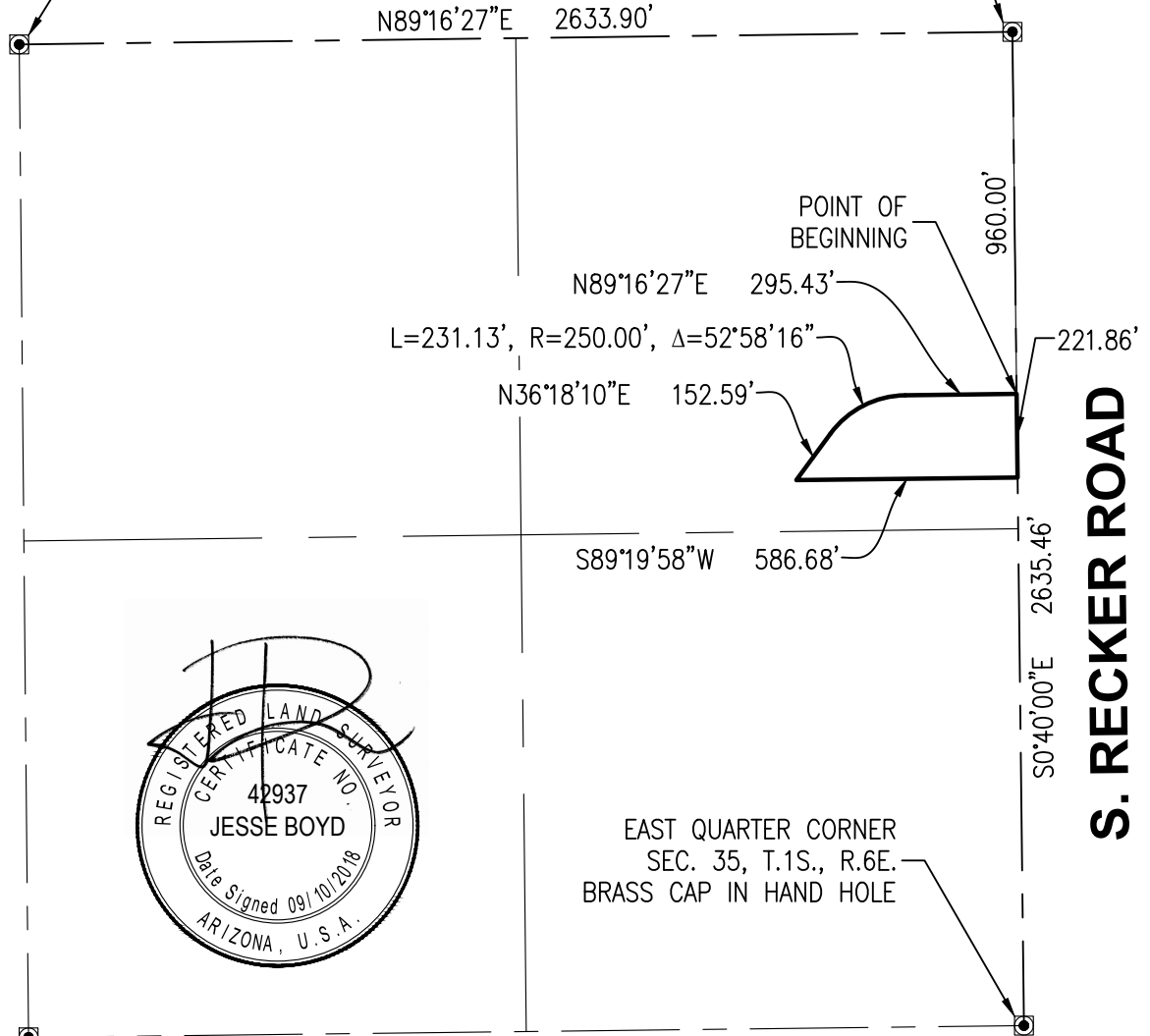
Contains 2.5091 acres, more or less.



NORTH QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

POINT OF COMMENCEMENT
NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

E. WILLIAMS FIELD ROAD



S. RECKER ROAD



www.epsgroupinc.com

18-147

EXHIBIT

VERDE AT COOLEY STATION
ZONING EXHIBIT 5A





**Legal Description
Verde at Cooley Station
Zoning 5B**

Job No. 18-147

September 10, 2018

A portion of the east half of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at a brass cap in handhole at the east quarter-corner of said Section 35, from which a brass cap in handhole at the northeast corner of said Section 35 bears North 0 degrees 40 minutes 00 seconds West, 2635.46 feet;

thence along the east line of said east half, South 0 degrees 40 minutes 00 seconds East, 2054.28 feet to the POINT OF BEGINNING;

thence South 0 degrees 40 minutes 00 seconds East, 581.18 feet;

thence South 0 degrees 38 minutes 29 seconds East, 11.81 feet;

thence North 53 degrees 37 minutes 37 seconds West, 1350.00 feet;

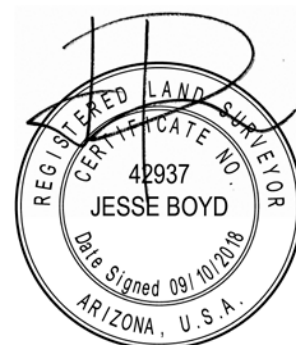
thence North 36 degrees 18 minutes 10 seconds East, 321.43 feet;

thence South 53 degrees 37 minutes 36 seconds East, 624.39 feet to the beginning of a curve, concave Northeast, having a radius of 500.00 feet;

thence Southeasterly 323.23 feet along the arc of said curve to the left through a central angle of 37 degrees 02 minutes 22 seconds;

thence North 89 degrees 20 minutes 02 seconds East, 84.72 feet to the POINT OF BEGINNING.

Contains 9.6865 acres, more or less.

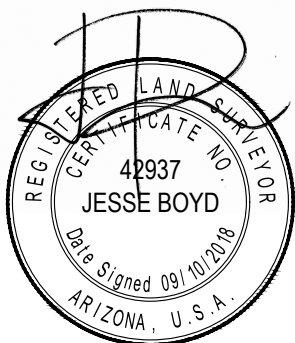


NORTH QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

E. WILLIAMS FIELD ROAD

N89°16'27"E 2633.90'



S36°18'10"W
321.43'

L=323.23', R=500.00'
 $\Delta=37^{\circ}02'22''$

N53°37'36"W
624.39'

S53°37'37"E
1350.00'

2635.46'

N0°40'00"W

S89°20'02"W
84.72'

N0°40'00"W
581.18'

S. RECKER ROAD

CENTER QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

POINT OF BEGINNING
EAST QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE



www.epsgroupinc.com

18-147

EXHIBIT

VERDE AT COOLEY STATION
ZONING EXHIBIT 5B





**Legal Description
Verde at Cooley Station
Zoning 21A**

Job No. 18-147

September 10, 2018

A portion of the northeast quarter of the northeast quarter of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in handhole at the northeast corner of said Section 35, from which a brass cap in handhole at the east quarter-corner of said Section 35 bears South 0 degrees 40 minutes 00 seconds East, 2635.46 feet;

thence along the east line of said northeast quarter, South 0 degrees 40 minutes 00 seconds East, 803.53 feet;

thence South 89 degrees 20 minutes 00 seconds West, 990.00 feet to the POINT OF BEGINNING;

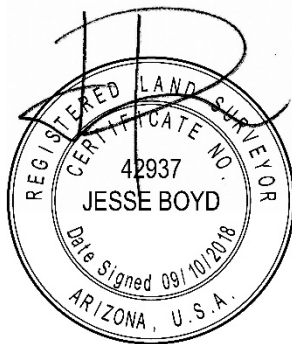
thence South 0 degrees 40 minutes 00 seconds East, 161.79 feet;

thence North 52 degrees 43 minutes 07 seconds West, 11.01 feet;

thence North 62 degrees 38 minutes 49 seconds West, 30.00 feet to the beginning of a non-tangent curve, concave Northwest, from which the radius point bears North 62 degrees 38 minutes 50 seconds West a distance of 300.00 feet;

thence Northeasterly 146.71 feet along the arc of said curve to the left through a central angle of 28 degrees 01 minutes 10 seconds to the POINT OF BEGINNING.

Contains 0.0448 acres, more or less.



EPS Group, Inc. • 2045 S. Vineyard, Suite 101 • Mesa, AZ 85210

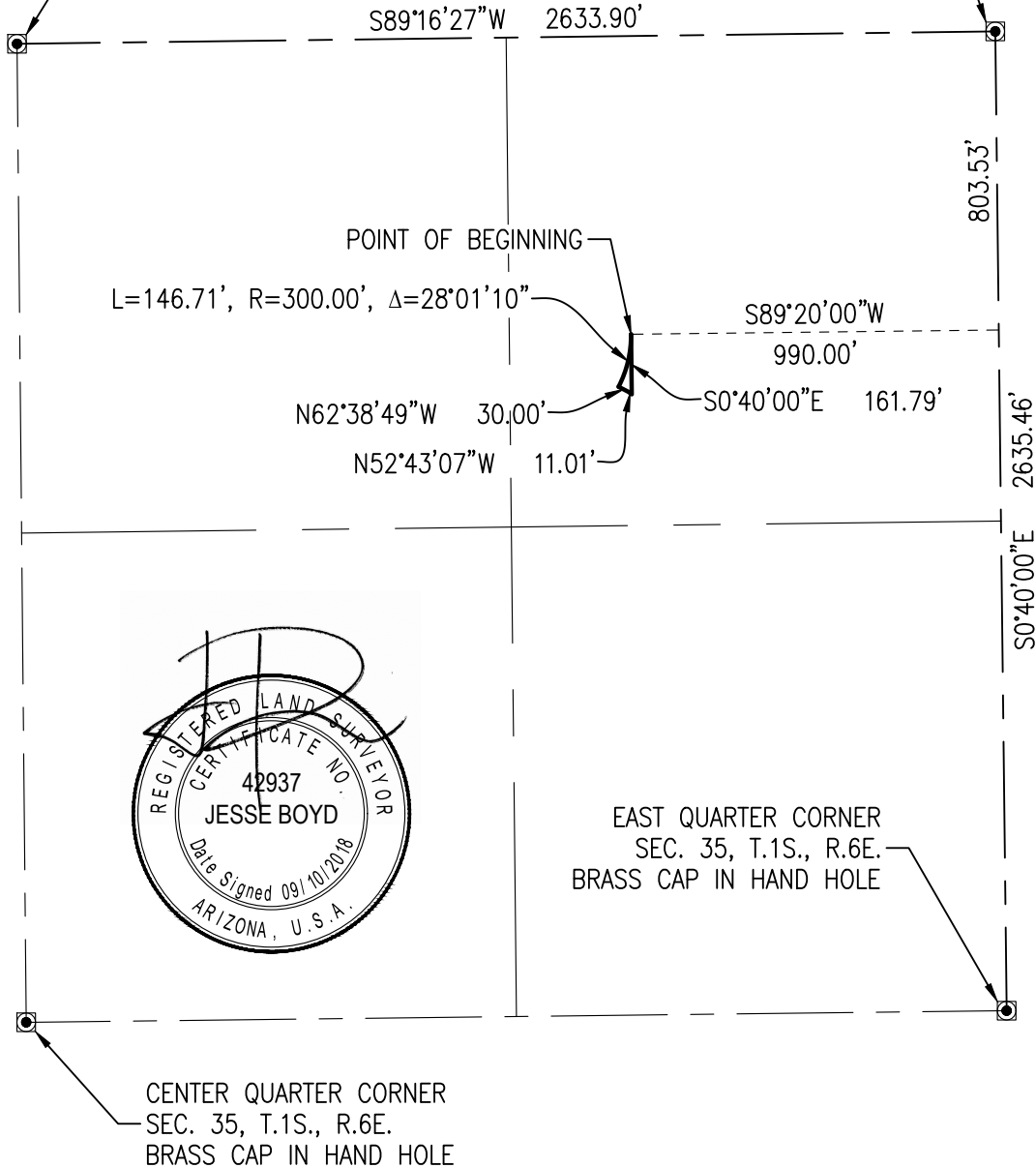
Tel (480) 503-2250 • Fax (480) 503-2258

S:\Projects\2018\18-147\Legal Survey\Legals\Zoning Legals and Exhibits\18-147 Zoning Legal Description 21A.docx

NORTH QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

POINT OF COMMENCEMENT
NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

E. WILLIAMS FIELD ROAD



S. RECKER ROAD



www.epsgroupinc.com

18-147

EXHIBIT

VERDE AT COOLEY STATION
ZONING EXHIBIT 21A





**Legal Description
Verde at Cooley Station
Zoning 21B**

Job No. 18-147

September 10, 2018

A portion of the northeast quarter of the northeast quarter of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in handhole at the northeast corner of said Section 35, from which a brass cap in handhole at the east quarter-corner of said Section 35 bears South 0 degrees 40 minutes 00 seconds East, 2635.46 feet;

thence along the east line of said northeast quarter, South 0 degrees 40 minutes 00 seconds East, 1516.06 feet;

thence South 89 degrees 20 minutes 00 seconds West, 838.22 feet to the POINT OF BEGINNING;

thence South 36 degrees 18 minutes 10 seconds West, 76.62 feet;

thence North 53 degrees 37 minutes 36 seconds West, 100.89 feet;

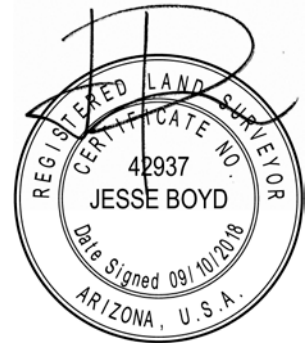
thence North 36 degrees 22 minutes 24 seconds East, 78.77 feet to the beginning of a non-tangent curve, concave Northeast, from which the radius point bears North 38 degrees 53 minutes 39 seconds East a distance of 200.00 feet;

thence Southeasterly 4.62 feet along the arc of said curve to the left through a central angle of 1 degrees 19 minutes 27 seconds;



thence South 52 degrees 25 minutes 49 seconds East, 96.19 feet to the POINT OF BEGINNING.

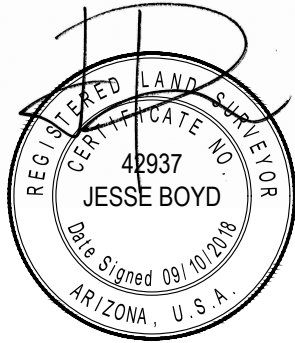
Contains 0.1798 acres, more or less.



NORTH QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

POINT OF COMMENCEMENT
NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

E. WILLIAMS FIELD ROAD



N89°16'27"E 2633.90'

1516.06'

2635.46'

S0°40'00"E

L=4.62', R=200.00'
 $\Delta=1^{\circ}19'27''$

S52°25'49"E
96.19'

POINT OF
BEGINNING

N36°22'24"E
78.77'

S89°20'00"W
838.22'

N53°37'36"W
100.89'

S36°18'10"W
76.62'

EAST QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

CENTER QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE



S. RECKER ROAD

www.epsgroupinc.com

18-147

EXHIBIT

VERDE AT COOLEY STATION
ZONING EXHIBIT 21B





**Legal Description
Verde at Cooley Station
Zoning 21C**

Job No. 18-147

September 10, 2018

A portion of the northeast quarter of the northeast quarter of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in handhole at the northeast corner of said Section 35, from which a brass cap in handhole at the east quarter-corner of said Section 35 bears South 0 degrees 40 minutes 00 seconds East, 2635.46 feet;

thence along the east line of said northeast quarter, South 0 degrees 40 minutes 00 seconds East, 965.32 feet;

thence South 89 degrees 20 minutes 00 seconds West, 990.00 feet to the POINT OF BEGINNING;

thence South 0 degrees 40 minutes 00 seconds East, 334.11 feet to the beginning of a curve, concave Northeast, having a radius of 200.00 feet;

thence Southeasterly 176.07 feet along the arc of said curve to the left through a central angle of 50 degrees 26 minutes 22 seconds;

thence on a non-tangent line South 36 degrees 22 minutes 24 seconds West, 78.77 feet;

thence South 53 degrees 37 minutes 36 seconds East, 100.89 feet;

thence South 36 degrees 18 minutes 10 seconds West, 321.43 feet;

thence North 53 degrees 37 minutes 37 seconds West, 489.46 feet;

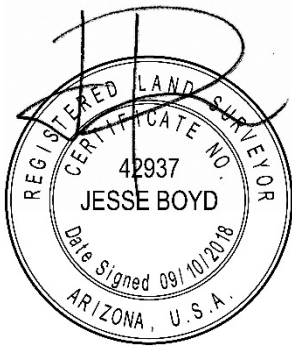
thence North 36 degrees 18 minutes 10 seconds East, 695.03 feet to the beginning of a curve, concave Northwest, having a radius of 300.00 feet;

thence Northeasterly 46.86 feet along the arc of said curve to the left through a central angle of 8 degrees 56 minutes 59 seconds;

thence on a non-tangent line South 62 degrees 38 minutes 49 seconds East, 30.00 feet;

thence South 52 degrees 43 minutes 07 seconds East, 11.01 feet to the POINT OF BEGINNING.

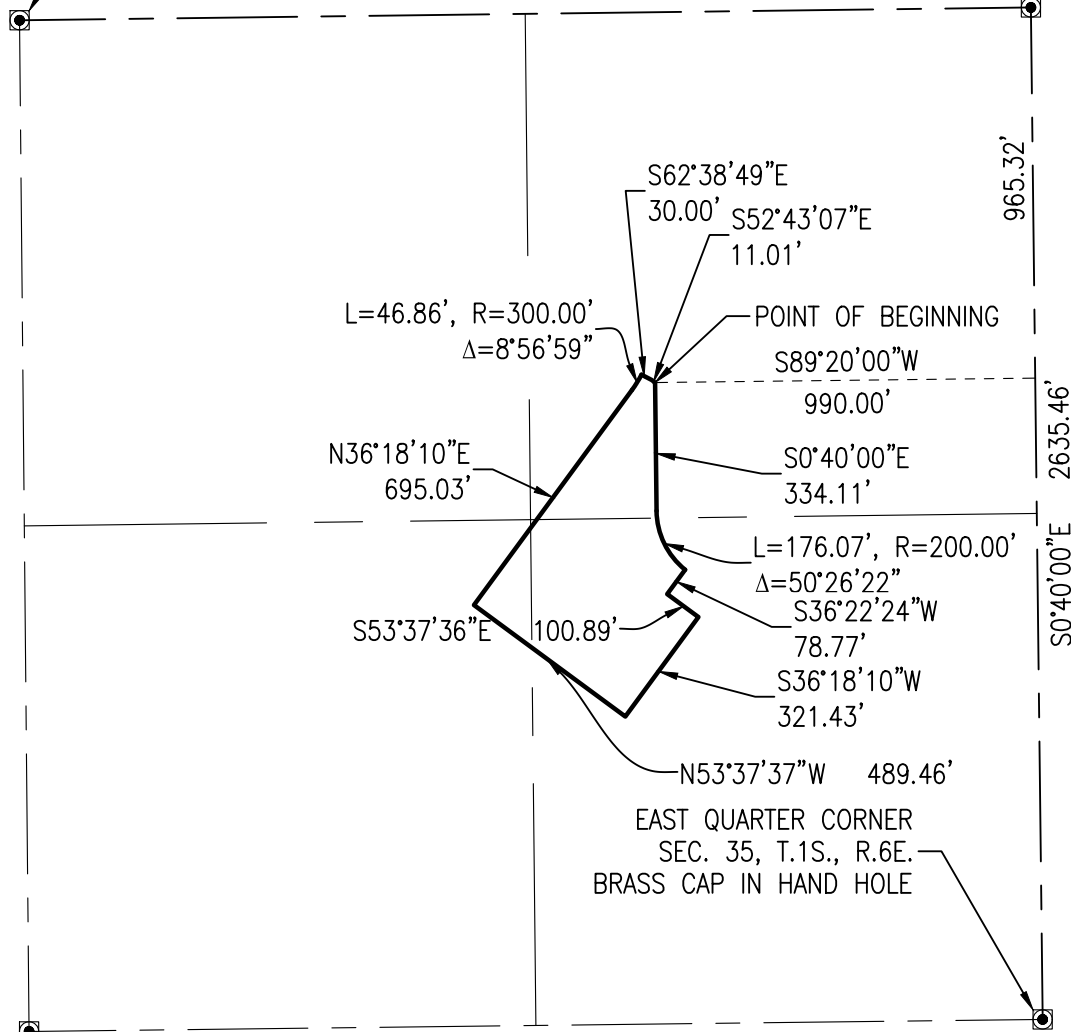
Contains 5.6766 acres, more or less.



NORTH QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

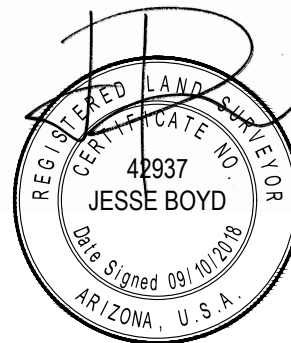
POINT OF COMMENCEMENT
NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

E. WILLIAMS FIELD ROAD



S. RECKER ROAD

CENTER QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE



www.epsgroupinc.com

18-147

EXHIBIT

VERDE AT COOLEY STATION
ZONING EXHIBIT 21C





**Legal Description
Verde at Cooley Station
Zoning 22**

Job No. 18-147

September 10, 2018

A portion of the northeast quarter of the northeast quarter of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in handhole at the northeast corner of said Section 35, from which a brass cap in handhole at the east quarter-corner of said Section 35 bears South 0 degrees 40 minutes 00 seconds East, 2635.46 feet;

thence along the east line of said northeast quarter, South 0 degrees 40 minutes 00 seconds East, 965.32 feet;

thence South 89 degrees 20 minutes 00 seconds West, 990.00 feet to the POINT OF BEGINNING;

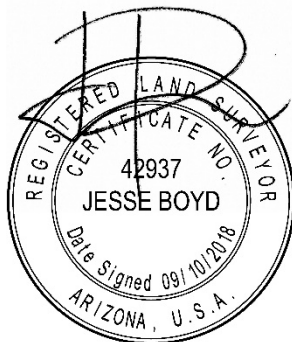
thence South 52 degrees 43 minutes 07 seconds East, 352.15 feet;

thence South 36 degrees 22 minutes 23 seconds West, 340.44 feet to the beginning of a non-tangent curve, concave Northeast, from which the radius point bears North 38 degrees 53 minutes 39 seconds East a distance of 200.00 feet;

thence Northwesterly 176.07 feet along the arc of said curve to the right through a central angle of 50 degrees 26 minutes 22 seconds;

thence North 0 degrees 40 minutes 00 seconds West, 334.11 feet to the POINT OF BEGINNING.

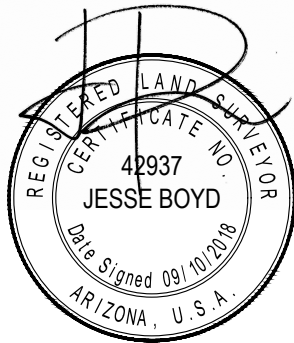
Contains 1.7046 acres, more or less.



NORTH QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

POINT OF COMMENCEMENT
NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

E. WILLIAMS FIELD ROAD



POINT OF BEGINNING

S89°20'00"W
990.00'

N0°40'00"W
334.11'

S52°43'07"E
352.15'

S36°22'23"W
340.44'

L=176.07', R=200.00'
 $\Delta=50^{\circ}26'22''$

EAST QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

CENTER QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE



965.32'
S0°40'00"E
2635.46'

S. RECKER ROAD

www.epsgroupinc.com

18-147

EXHIBIT

VERDE AT COOLEY STATION
ZONING EXHIBIT 22





**Legal Description
Verde at Cooley Station
Zoning 22A**

Job No. 18-147

September 10, 2018

A portion of the northeast quarter of the northeast quarter of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in handhole at the northeast corner of said Section 35, from which a brass cap in handhole at the east quarter-corner of said Section 35 bears South 0 degrees 40 minutes 00 seconds East, 2635.46 feet;

thence along the east line of said northeast quarter, South 0 degrees 40 minutes 00 seconds East, 660.00 feet to the POINT OF BEGINNING;

thence South 0 degrees 40 minutes 00 seconds East, 300.00 feet;

thence South 89 degrees 16 minutes 27 seconds West, 295.43 feet to the beginning of a curve, concave Southeast, having a radius of 250.00 feet;

thence Southwesterly 231.13 feet along the arc of said curve to the left through a central angle of 52 degrees 58 minutes 16 seconds;

thence South 36 degrees 18 minutes 10 seconds West, 152.59 feet;

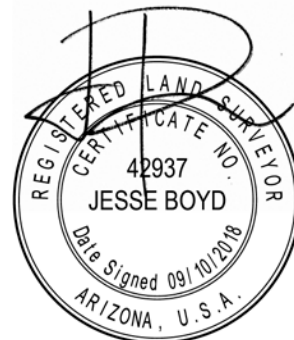
thence South 89 degrees 19 minutes 58 seconds West, 125.63 feet;

thence North 52 degrees 43 minutes 07 seconds West, 352.15 feet;

thence North 0 degrees 40 minutes 00 seconds West, 304.29 feet;

thence North 89 degrees 16 minutes 27 seconds East, 990.00 feet to the POINT OF BEGINNING.

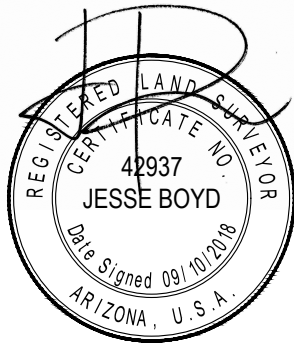
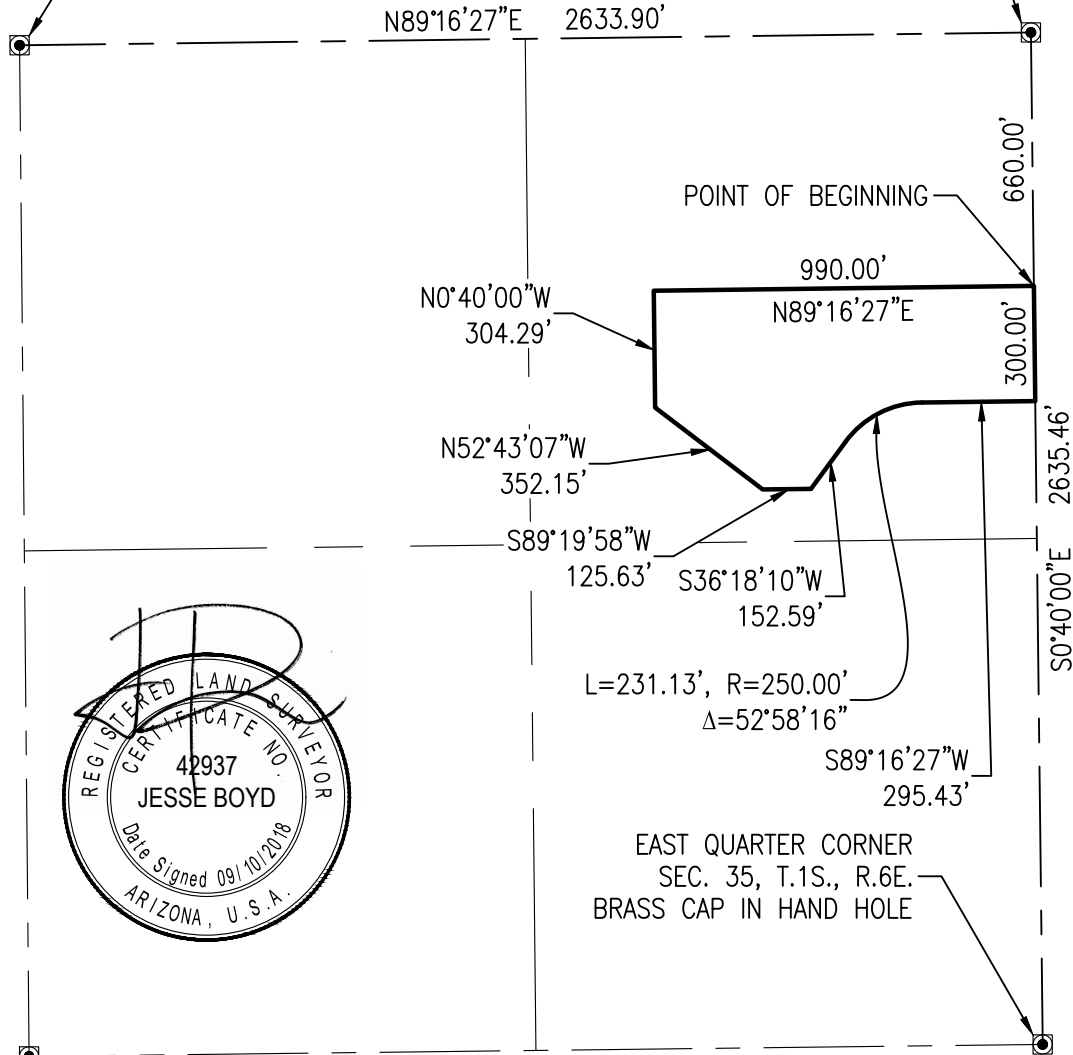
Contains 8.6496 acres, more or less.



NORTH QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

POINT OF COMMENCEMENT
NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

E. WILLIAMS FIELD ROAD



CENTER QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE



www.epsgroupinc.com

18-147

EXHIBIT

VERDE AT COOLEY STATION
ZONING EXHIBIT 22A





**Legal Description
Verde at Cooley Station
Zoning 22B**

Job No. 18-147

September 10, 2018

A portion of the northeast quarter of the northeast quarter of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in handhole at the northeast corner of said Section 35, from which a brass cap in handhole at the east quarter-corner of said Section 35 bears South 0 degrees 40 minutes 00 seconds East, 2635.46 feet;

thence along the east line of said northeast quarter, South 0 degrees 40 minutes 00 seconds East, 1181.87 feet;

thence South 89 degrees 20 minutes 00 seconds West, 586.68 feet to the POINT OF BEGINNING;

thence South 36 degrees 18 minutes 10 seconds West, 418.28 feet;

thence North 52 degrees 25 minutes 49 seconds West, 96.19 feet to the beginning of a curve, concave Northeast, having a radius of 200.00 feet;

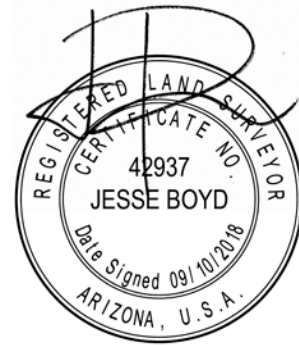
thence Northwesterly 4.62 feet along the arc of said curve to the right through a central angle of 1 degrees 19 minutes 27 seconds;

thence on a non-tangent line North 36 degrees 22 minutes 23 seconds East, 340.44 feet;



thence North 89 degrees 19 minutes 58 seconds East, 125.63 feet to the POINT OF BEGINNING.

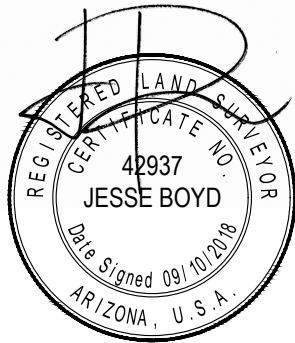
Contains 0.8758 acres, more or less.



NORTH QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

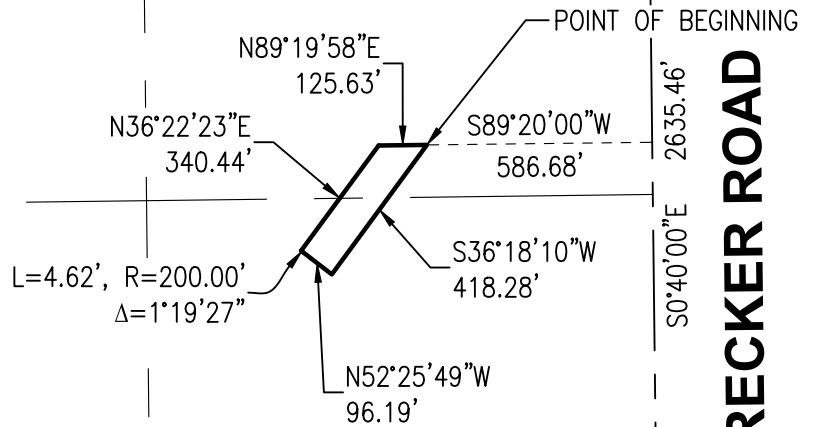
POINT OF COMMENCEMENT
NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

E. WILLIAMS FIELD ROAD



N89°16'27"E 2633.90'

1181.87'



EAST QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

CENTER QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

S. RECKER ROAD



www.epsgroupinc.com

18-147

EXHIBIT

VERDE AT COOLEY STATION
ZONING EXHIBIT 22B





**Legal Description
Verde at Cooley Station
Zoning 23B**

Job No. 18-147

October 18, 2018

A portion of the northeast quarter of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in handhole at the northeast corner of said Section 35, from which a brass cap in handhole at the east quarter-corner of said Section 35 bears South 0 degrees 40 minutes 00 seconds East, 2635.46 feet;

thence along the north line of said northeast quarter, South 89 degrees 16 minutes 27 seconds West, 727.50 feet to the POINT OF BEGINNING of the herein described parcel of land;

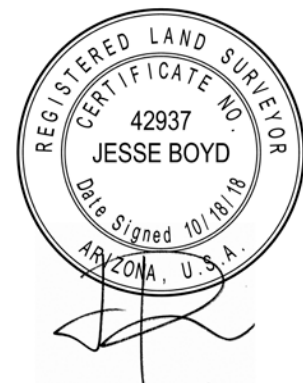
thence South 0 degrees 40 minutes 00 seconds East, 160.50 feet

thence South 89 degrees 16 minutes 27 seconds West, 262.50 feet;

thence North 0 degrees 40 minutes 00 seconds West, 160.50 feet to a point on the north line of said northeast quarter;

thence along said north line, North 89 degrees 16 minutes 27 seconds East, 262.50 feet to the POINT OF BEGINNING.

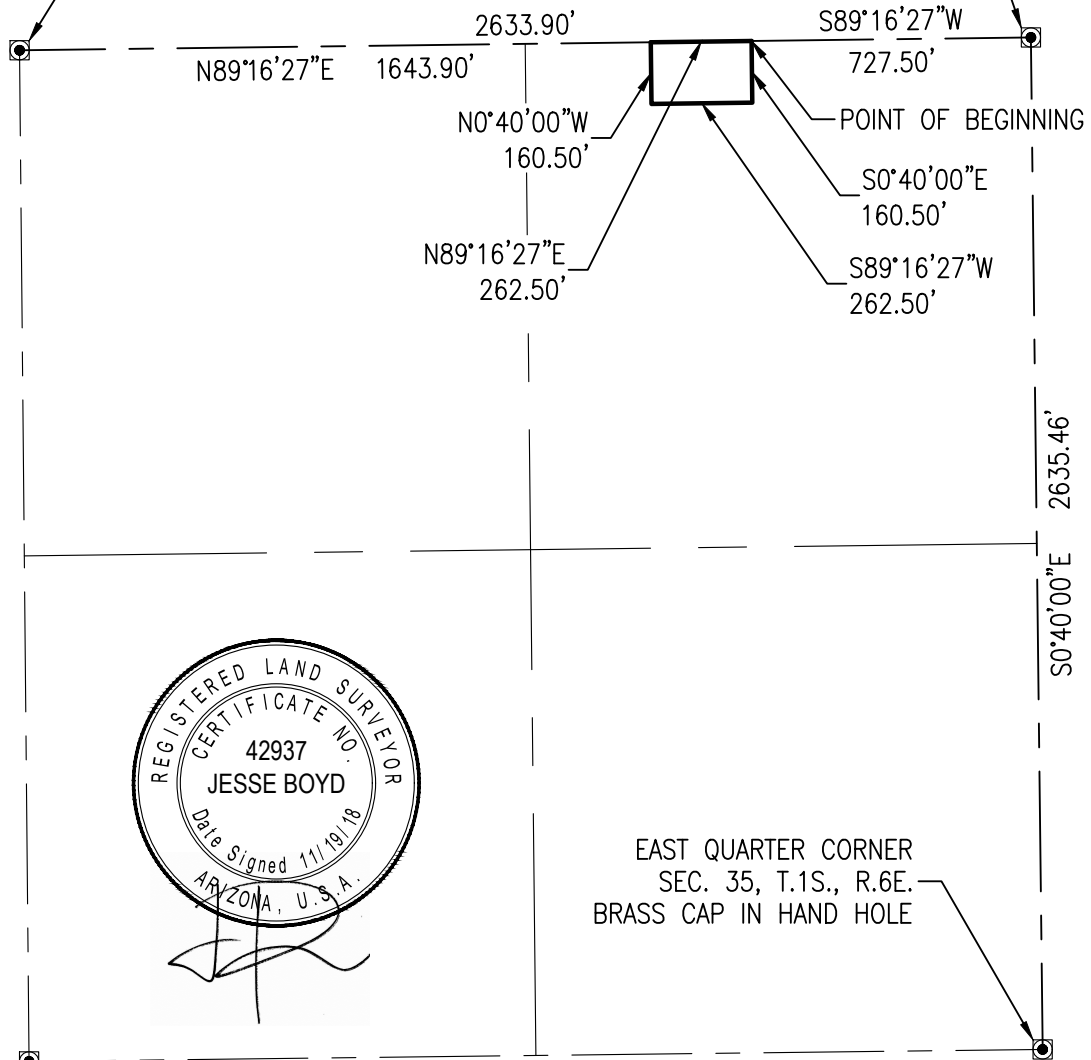
Contains 0.9672 acres, more or less.



NORTH QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

POINT OF COMMENCEMENT
NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

E. WILLIAMS FIELD ROAD



S. RECKER ROAD

EAST QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

CENTER QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

www.epsgroupinc.com

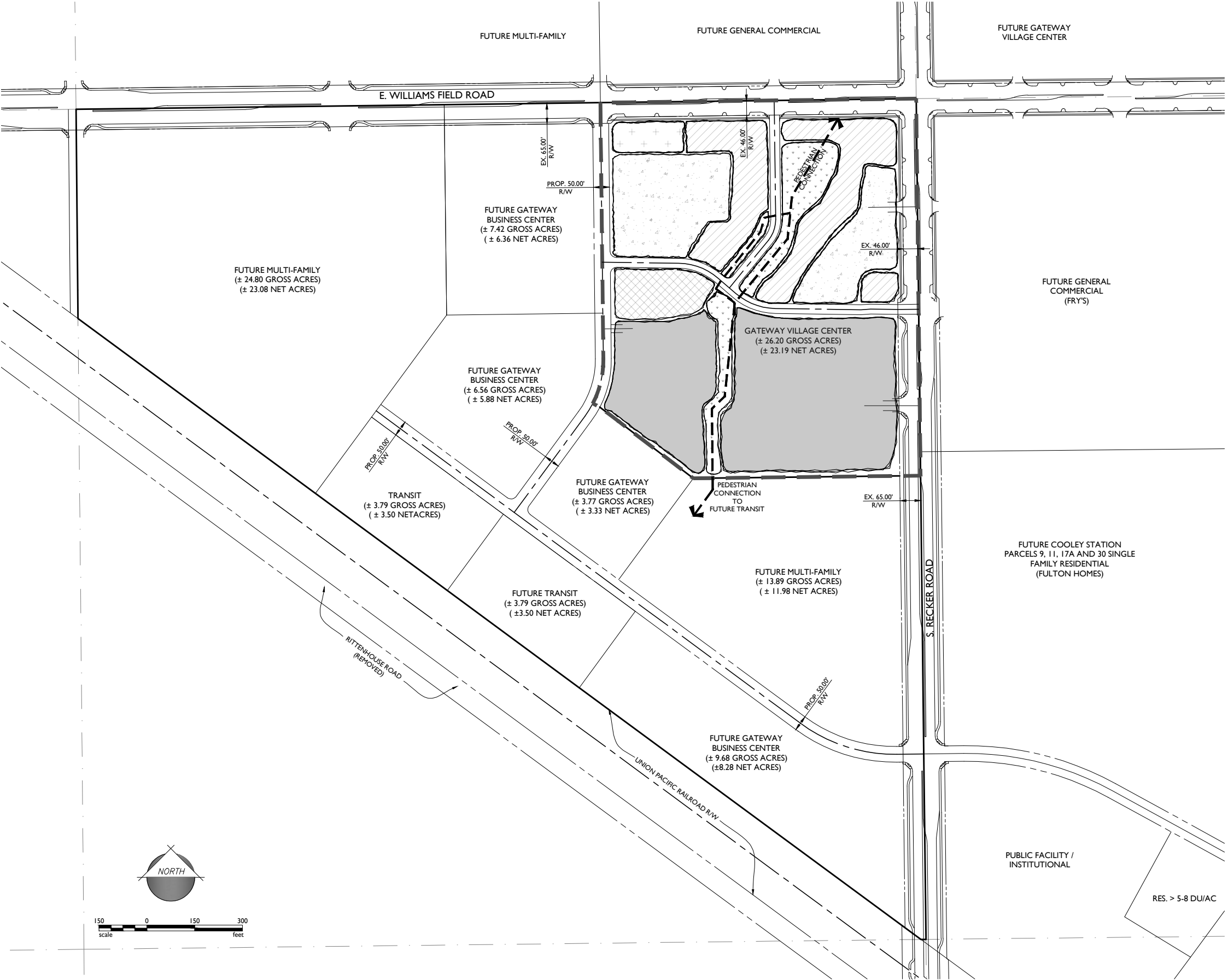
18-147

EXHIBIT

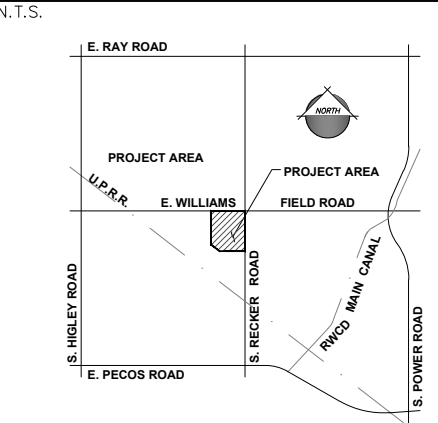
VERDE AT COOLEY STATION
ZONING EXHIBIT 23B



DEVELOPMENT PLAN
FOR
VERDE AT COOLEY STATION



VICINITY MAP



SITE DATA

A.P.N.	304-48-016C; PORTIONS OF 3304-48-016D; 304-48-015C
CURRENT LAND USE:	AGRICULTURAL
GROSS AREA:	+/- 99.90 ACRES
NET AREA:	+/- 89.09 ACRES

LEGEND

	BOUNDARY OF VERDE AT COOLEY STATION
	OVERALL BOUNDARY
	PEDESTRIAN CONNECTION
	PROPOSED RIGHT OF WAY
	PROPOSED CENTER LINE
	MIXED USE (OFFICE / RETAIL / DINING)
	DAY CARE
	MULTI-FAMILY
	THE GREEN / PEDESTRIAN CORRIDOR
	PARKING FIELD
	MEDICAL OFFICE

Multi-Family/Medium Residential District Site Development Regulations			
Standards	Additional Regulations	MF/M	Parcel 5
Minimum Net Land Area per Unit (sq. ft.)		1,750	1,700 (~25 du/ac)
Minimum Perimeter Building Setbacks (ft.)			
Front		30	8 ^A
Side (Street & Residential)		30	10 ^B
Side (Non-Residential)		20	10 ^B
Rear (Residential)		30	10 ^B
Rear (Non-Residential)		20	10 ^B
Minimum Perimeter Landscape Area (depth in ft.)			
Front		20	5 ^C
Side (Street)		20	5 ^C
Rear		20	8 ^A
Separation Between Buildings (ft.)			
Minimum Height of Separation Wall to Non-Residential Zoning District or Uses	See Section 4.109.A.2.b	No Minimum Height Requirement	
*If not adjacent to arterial or collector as noted, then the Land Development Code applies.			

GVC LDC DEVELOPMENT STANDARDS	GVC VERDE AT COOLEY STATION
STOREFRONTS AND ACCESS (LDC TABLE 2.804)	DECREASED PERCENTAGE FOR RESIDENTIAL UNIT WINDOW, WINDOW DISPLAYS, AND DOOR COVERAGE TO 40% ON GROUND FLOOR.
BUILDING TRANSPARENCY (LDC TABLE 2.804)	GROUND-FLOOR VIEW WINDOWS, WINDOW DISPLAYS, OR DOORS MAY BE PROVIDED BETWEEN 0 AND 8 FEET ABOVE GRADE ADJACENT TO THE PRINCIPLE BUILDING FRONTAGE.
DRIVEWAY RESTRICTIONS (LDC TABLE 2.804)	ARTERIAL ACCESS IS PERMITTED AT EXISTING CURB-CUTS.
PARKING SETBACK (LDC TABLE 2.804)	PARKING IS PERMITTED WITHIN THE BUILD TO-LINES ALONG RECKER ROAD AND (A-A).
MINIMUM HEIGHT OF SEPARATION WALL TO NONRESIDENTIAL ZONING DISTRICT OR USES (LDC - 4.109.A.2.(b))	NO MINIMUM HEIGHT REQUIREMENT.

2045 S. Vineyard Ave., Suite 100
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2251
www.epsgroupinc.com



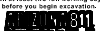
VERDE AT COOLEY STATION

DEVELOPMENT PLAN

Project

Revisions:

APRIL 24, 2018 - PRELIMINARY SUBMITTAL	
JULY 2, 2018 - 1ST ZONING & GPA SUB	
SEPTEMBER 11, 2018 - 2ND ZONING & GPA SUB	
OCTOBER 30, 2018 - 3RD ZONING & GPA SUB	
NOVEMBER 28, 2018 - 3RD ZONING & GPA SUB	



Call at least two full working days before you start.

Design: BAN

Drawn by: BAN

Preliminary
Not For
Construction
Or
Recording

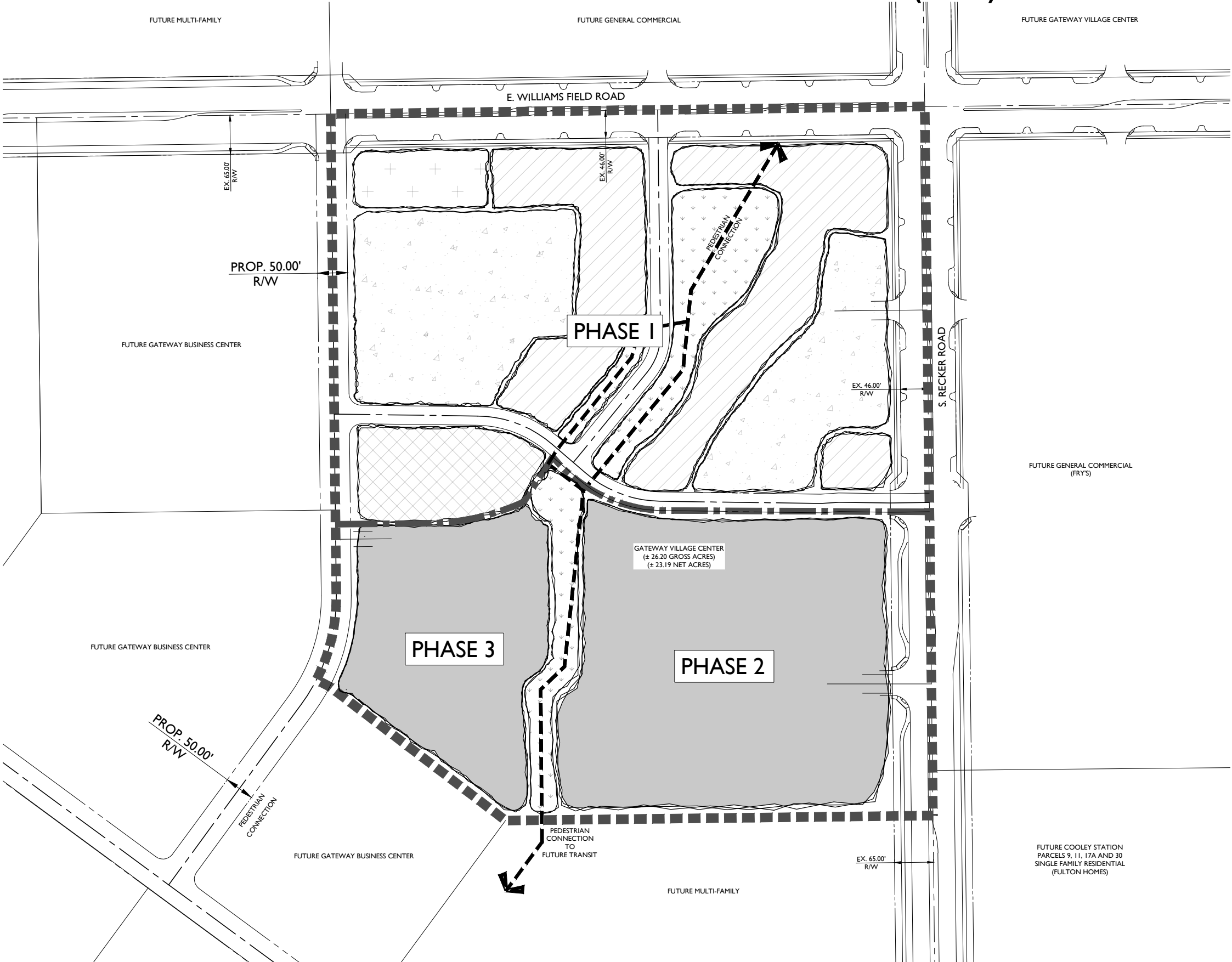
Job No.
18-147

DV01

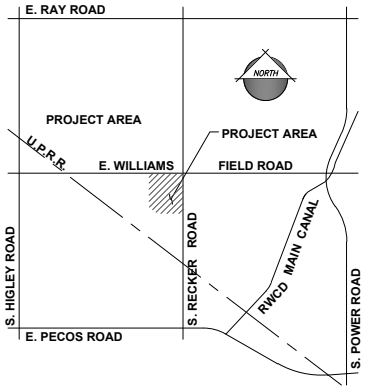
Sheet No.
1
of 1

18-147

PHASE PLAN
FOR
VERDE AT COOLEY STATION
GATEWAY VILLAGE CENTER (GVC)



VICINITY MAP
N.T.S.

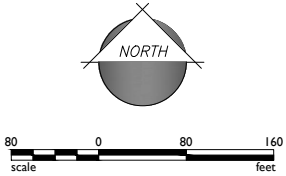


SITE DATA

A.P.N.	304-48-016C; PORTIONS OF 3304-48-016D; 304-48-015C
CURRENT LAND USE:	AGRICULTURAL
GROSS AREA:	+/- 26.20 ACRES
NET AREA:	+/- 23.19 ACRES

LEGEND

	BOUNDARY OF VERDE AT COOLEY STATION
	PHASE LINE
	PEDESTRIAN CONNECTION
	PROPOSED RIGHT OF WAY
	PROPOSED CENTER LINE
	MIXED USE (OFFICE / RETAIL / DINING)
	DAY CARE
	MULTI-FAMILY
	THE GREEN / PEDESTRIAN CORRIDOR
	PARKING FIELD
	MEDICAL OFFICE



2045 S. Vineyard Ave, S
Mesa, AZ 85210
T:480.503.2250 | F:480.1
www.epsgroup.in



VERDE AT COOLEY STATION

PHASE PLAN

Project

Revisions:	
APRIL 24, 2018 - PREAPPLICATION SUBMITTAL	
JULY 2, 2018 - 1ST ZONING & GPA SUB	
SEPTEMBER 11, 2018 - 2ND ZONING & GPA SUB	
OCTOBER 30, 2018 - 2ND ZONING & GPA SUB	
NOVEMBER 28, 2018 - 3RD ZONING & GPA SUB	



Designer: BAN
Drawn by: BAN

Preliminary
Not For
Construction
Or
Recording

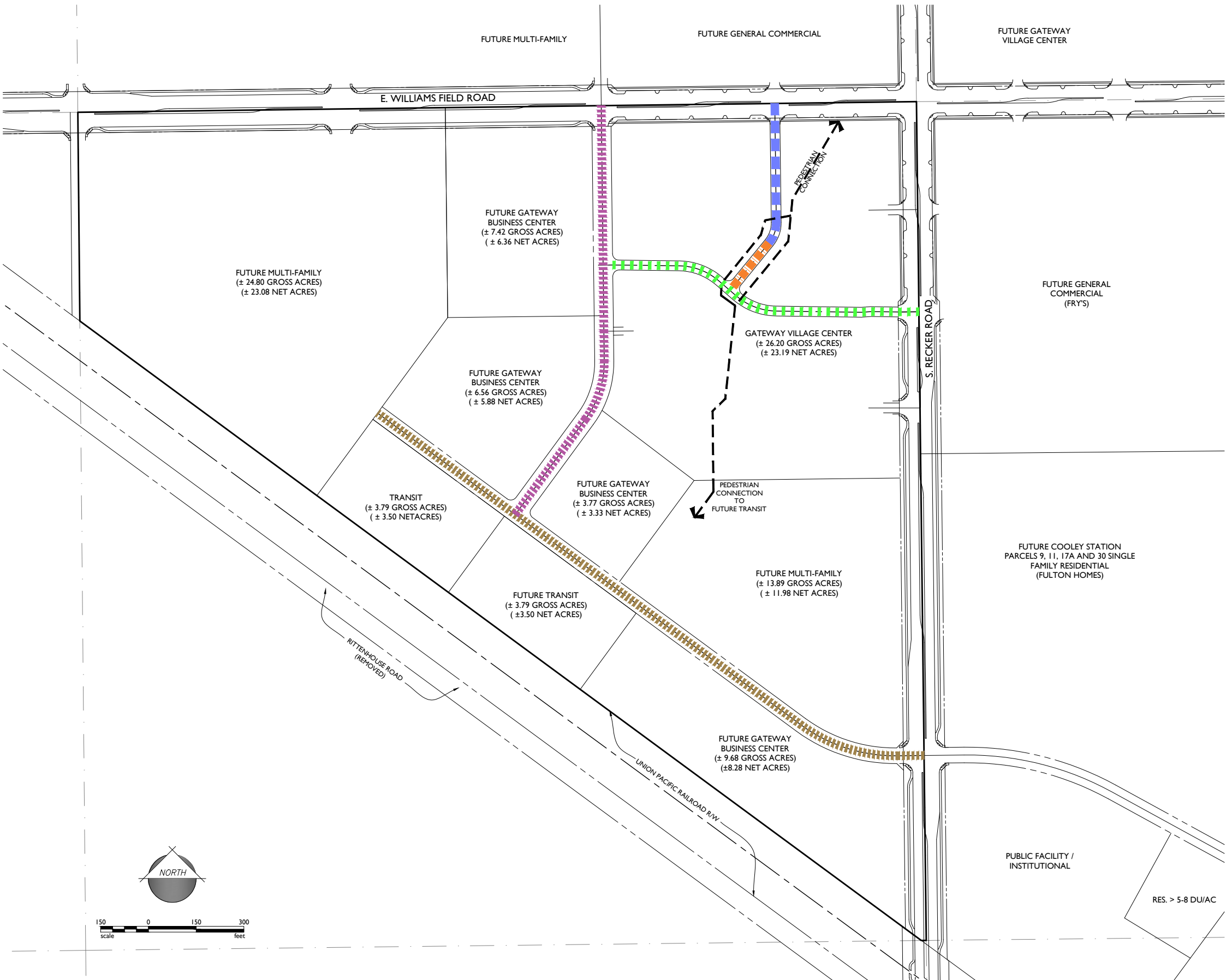
Job No.
18-147

Sheet No.
EX01

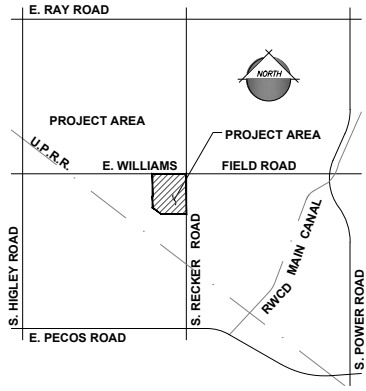
1
of 1

18-147

STREET SECTIONS
FOR
VERDE AT COOLEY STATION



VICINITY MAP
N.T.S.



LEGEND

- SECTION A-A
E. COOLEY LOOP SOUTH (GBC - GVC)
- SECTION B-B
BOULEVARD COLLECTOR STREET - SOMERTON BOULEVARD
- SECTION C-C
PRIVATE STREET WITH ANGLED PARKING
- SECTION D-D
PRIVATE STREET WITH PARALLEL PARKING
- SECTION E-E
PRIVATE STREET ("EL PASEO")

2045 S. Vineyard Ave, Suite 100
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2251
www.epsgroup.com



VERDE AT COOLEY STATION

STREET SECTIONS

Revisions:	
APRIL 24, 2018 - PREAPPLICATION SUBMITTAL	
JULY 2, 2018 - 1ST ZONING & GPA SUB.	
SEPTEMBER 11, 2018 - 2ND ZONING & GPA SUB.	
OCTOBER 30, 2018 - 3RD ZONING & GPA SUB.	
NOVEMBER 28, 2018 - 4TH ZONING & GPA SUB.	



Designer: BAN
Drawn by: BAN

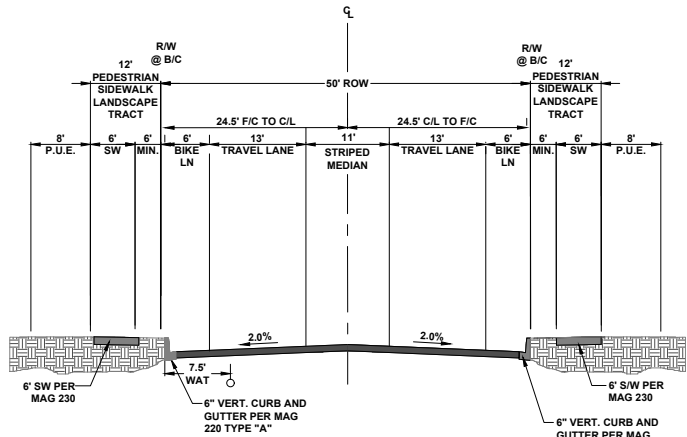
Preliminary
Not For
Construction
Or
Recording

Job No.
18-147

SS01

Sheet No.
1
of 2

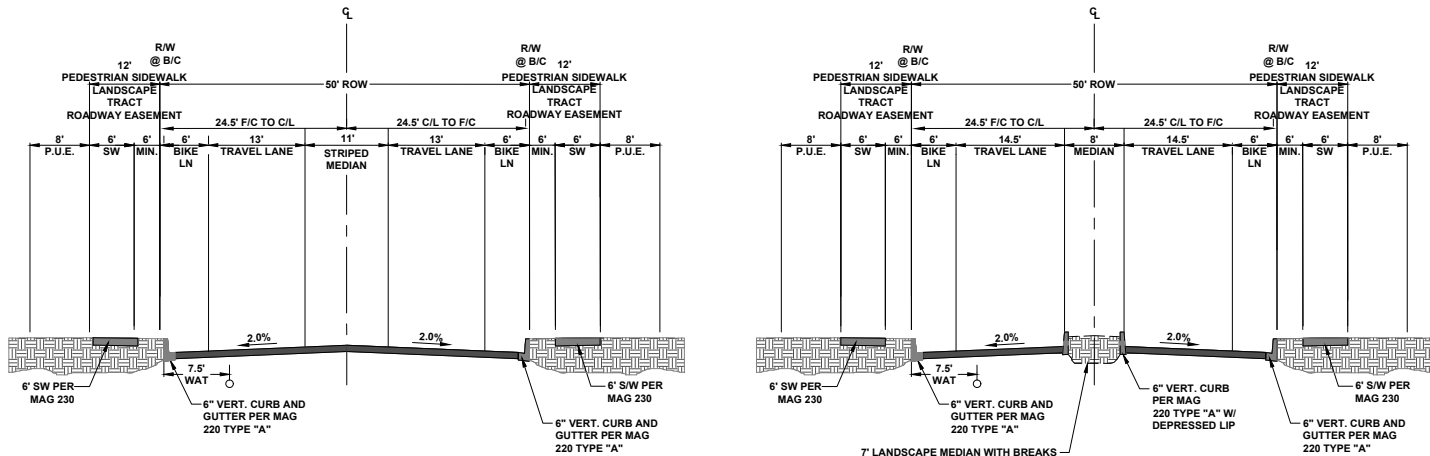
18-147



E. COOLEY LOOP SOUTH - GBC / GVC

A-A

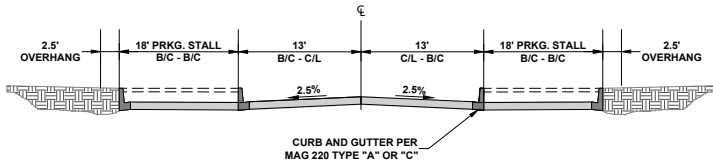
N.T.S.
NOTE: COOLEY LOOP SECTION EE SHALL APPLY TO PARCEL FRONTAGE BASED ON PROPERTY ZONING DESIGNATION FOR EACH PARCEL FRONTING COOLEY LOOP. SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P/L). NO BUILDING OR STRUCTURE SHALL ENCR OACH INTO AN EASEMENT OR TRACT.



BOULEVARD COLLECTOR STREET WITH & WITHOUT LANDSCAPE MEDIAN - SOMERTON BOULEVARD

B-B

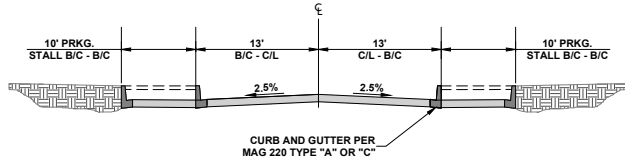
N.T.S.
* NO PARKING BOTH SIDES OF STREET SIGNED PER TOG DETAIL GIL-226.
NOTE: MEDIAN TREES SHALL BE MAINTAINED TO PROVIDE A 15' VERTICAL CLEARANCE BETWEEN THE CANOPY AND THE ROADWAY PER TOG FIRE DEPT.



PRIVATE STREET (ANGLED PARKING)

C-C

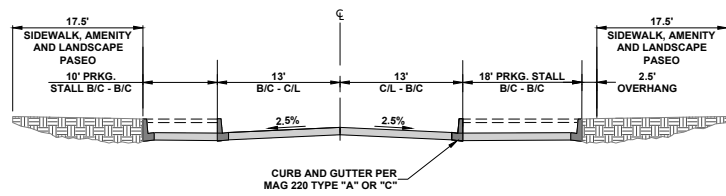
N.T.S.
NOTE: PARKING ONLY ALLOWED IN THE PROVIDED PARKING STALLS



PRIVATE STREET (PARALLEL PARKING)

D-D

N.T.S.
NOTE: PARKING ONLY ALLOWED IN THE PROVIDED PARKING STALLS



PRIVATE STREET ("EL PASEO")

E-E

N.T.S.
NOTE: PARKING ONLY ALLOWED IN THE PROVIDED PARKING STALLS

LOOKING NORTHEAST

VERDE AT COOLEY STATION

GILBERT, AZ
STREET SECTIONS

Project

Revisions:	
APRIL 24, 2018 - PREAPPLICATION SUBMITTAL	
JULY 2, 2018 - 1ST ZONING & GPA SUB	
SEPTEMBER 11, 2018 - 2ND ZONING & GPA SUB	
OCTOBER 30, 2018 - 3RD ZONING & GPA SUB	
NOVEMBER 28, 2018 - 4TH ZONING & GPA SUB	



Designer: BAN
Drawn by: BAN

Preliminary
Not For
Construction
Or
Recording

Job No.
18-147

SS02

Sheet No.
2
of 2

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



fact that Recker is a very quiet street. He said this area is comprised of a lot of ~~Morrison Ranch~~ and he has seen commercial areas that have seemed very slow and quiet. He said he is cautious and understands the concern about giving away potential commercial uses, but he said it also ~~might be a good idea to keep the same feel of the Recker area.~~

5. **GP18-10, VERDE AT COOLEY STATION: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 21.95 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF RECKER AND WILLIAMS FIELD ROADS FROM 9.75 ACRES OF BUSINESS PARK AND 12.20 ACRES OF RESIDENTIAL > 14-25 DU/ACRE LAND USE CLASSIFICATIONS TO 11.2 ACRES OF VILLAGE CENTER, 9.69 ACRES OF BUSINESS PARK AND 1.06 ACRES OF RESIDENTIAL > 14-25 DU/ACRE LAND USE CLASSIFICATIONS.**

Z18-20, VERDE AT COOLEY STATION: REQUEST TO AMEND ORDINANCE NOS. 1900 & 2179 PERTAINING TO THE COOLEY STATION RESIDENTIAL, OFFICE, AND SHOPPING CENTER PLANNED AREA DEVELOPMENT (PAD-ROS), AND ORDINANCE NO. 1995 PERTAINING TO THE COOLEY STATION VILLAGE AND BUSINESS CENTER PLANNED AREA DEVELOPMENT BY REMOVING APPROX. 57.16 ACRES CONSISTING OF 15.00 ACRES OF GATEWAY VILLAGE CENTER (GVC), 17.13 ACRES OF GATEWAY BUSINESS CENTER (GBC), AND 25.03 ACRES OF MULTI-FAMILY/MEDIUM (MF/M), ALL WITH A PLANNED AREA DISTRICT OVERLAY (PAD), GENERALLY LOCATED ON THE SOUTHWEST CORNER OF RECKER AND WILLIAMS FIELD ROADS; APPROVING THE DEVELOPMENT PLAN FOR THE VERDE AT COOLEY STATION PAD; AND CHANGING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY FROM 15.00 ACRES OF GATEWAY VILLAGE CENTER (GVC), 17.13 ACRES OF GATEWAY BUSINESS CENTER (GBC), AND 25.03 ACRES OF MULTI-FAMILY/MEDIUM (MF/M) ZONING DISTRICTS, ALL WITH A PLANNED AREA DEVELOPMENT OVERLAY TO 26.21 ACRES OF GATEWAY VILLAGE CENTER, 17.06 ACRES OF GATEWAY BUSINESS CENTER AND 13.89 ACRES OF MULTI-FAMILY/MEDIUM (MF/M) ZONING DISTRICT, ALL WITH A PAD OVERLAY.

Stephanie Bubenheim began her presentation on GP18-10 and Z18-20, Verde at Cooley Station. She said it was for a Minor General Plan Amendment and a Rezoning request for Verde at Cooley Station. She shared the location of the site at the southwest corner of Williams Field and Recker Roads. She said it is a part of Cooley Station and part of the Gateway Character Area. She said the Minor General Plan Amendment request is to change the land use classification of approximately 21.95 acres. The request is to reconfigure the layout of the Business Park / Village Center and the Residential > 14-25 DU/Acre. She pointed out that those areas were

highlighted in red on her map. She showed the area that would be changing to Village Center and the area that would be changing to Residential. She also pointed out that the Business Park was being changed from Residential to Business Park along the railroad. She shared the General Plan Exhibit, noting that it provided further details. In terms of Rezoning, Planner Bubenheim said the rezoning would remove 57.16 acres that is part of two separate PAD's. The PAD's involved are the Cooley Station Residential, Office, and Shopping Center PAD and the Cooley Station Village and Business Center PAD. She said they would be extracting 57.16 acres of those two to create the Verde at Cooley Station PAD. She said this is also a shuffling of the different zoning districts. She said she tried to show the different zoning districts on her exhibit. She then shared the Conceptual Development Plan for the Gateway Village Center portion. She said the vision behind the Verde at Cooley Station is to create a mixed-use, dense environment of office, retail, restaurants and residential. She said there is a prominent pedestrian corridor, noting that it was labeled in green on the exhibit. She said that it is intended to create an open space area for people to congregate and be able to travel apart from the roads along this corridor that will also go through the residential component and essentially travel to the future transit commuter rail center.

Planner Bubenheim shared the proposed deviations. She pointed out that Staff is still working with the applicant on deviations for the MF/M and the GBC portions of the site. She said the following deviations are for the Gateway Village Center (GVC) portion of the site and are listed in **bold**:

Project Data Table

Site Development Regulations	Required per GVC	Proposed GVC
Floor Area Ratio	0.10-.75	0.10-.75
Minimum Building Height (ft.)/stories	15'/1	15'/1
Maximum Building Height (ft.)/Stories	90'/6	90'/6
Minimum Building Setbacks (ft.)		
Front	0	0
Side (Street)	0	0
Side (Nonresidential)	0	0
Side (Residential)	0	0
Rear (Nonresidential)	0	0
Rear (Residential)	20'	10'
Build-to Line (ft.)		
Front	0	0
Side (Street)	0	0
Landscape- On-Site	Minimum 5% net lot area	Minimum 5% net lot area

Storefronts and Access	75%	50%
Driveway Restrictions	Vehicular access from secondary street or alley	One vehicular access from Arterial

Planner Bubenheim said that one of the proposed deviations is a proposal to have first floor residential. She told the Commission that this deviation request would require a Conditional Use Permit (CUP) so the Commission would see that in the future. She said there would also be an Administrative Use Permit required for the shared parking. She said the applicant is presently going through a shared parking analysis. She went over the other requested deviations, mentioning that one is a request to reduce the minimum building setback of the rear lot line from 20' to 10' as it would be abutting another Multi-Family building. She also noted the request to decrease storefront access on the ground floor of residential and office uses. She said that would allow more privacy for the Multi-Family first floor units. Planner Bubenheim said the applicant had provided a Phasing Plan, noting that Phase 1 would be the Commercial Office component for the mixed-use and Phase 2 would be the residential component. She said there will be an emphasis that the pedestrian corridor is able to be utilized by anyone that can go through, so that it isn't blocked off. She finished her presentation and requested feedback on the proposed deviations and the overall development layout.

Comment/Question: Joshua Oehler said that overall the development was moving in the right direction. He said he didn't know the zoning for GBC and asked for clarification.

Answer: Stephanie Bubenheim said that GBC stood for Gateway Business Center.

Question: Joshua Oehler also asked to clarify that GVC stood for Gateway Village Center.

Answer: Stephanie Bubenheim answered affirmatively.

Comment: Joshua Oehler said he would highly support a CUP if it was brought forward to the Commission for mixed-use in first floor. He said this is what they have been striving for all these years in having some residential on the first floor. He said he thought going from 50% to 75% might be too much on the storefront. He said if they could show some exhibits indicating why they need this high of a change, it would be helpful. In regards to corridors, he said usually you want to have some glass so you have some eyes and don't have dark alleys. He said you would want some glass in that area, so you could have some viewing areas. He said he also thought the shared parking was a good idea. He said he hopes they move forward, especially given the fact that this is a future transit area. Regarding the site, he said so far it looks like they are making good connectivity between the two phases.

Question: David Cavenee said he wasn't sure he understood the rationale for the reduction from 20' to 10' on the rear setback.

Answer: Stephanie Bubenheim said that the request to decrease the rear lot line is because of the multi-family zoning to the south. She said the requirement is 20' and they are requesting a 10' decrease because it is multi-family and they desire to have a closer proximity because they are comparable uses.

Question: David Cavenee asked what the setback would be on the parcel that is abutting this one.

Answer: Stephanie Bubenheim said that the MF/M is 20'.

Comment: David Cavenee said if the MF/M is 20' he didn't support their need to go to 10'. He said otherwise, he loves the development and thought it was great to see a mix of uses. He said he loves the Conceptual Plan and he thinks they are headed in the right direction.

Chair Sippel then called forward Planner Amy Temes to make her presentation on Agenda Item 7 next, noting that after that they would hear Keith Newman present on his two items (#3 and #6).

7. Z18-24, LDC TEXT AMEND ELECTRONIC CHANGING MESSAGE DISPLAYS AND MARQUEE SIGNS: REQUEST TO AMEND THE TOWN OF GILBERT LAND DEVELOPMENT CODE, CHAPTER I ZONING REGULATIONS, DIVISION 4 GENERAL REGULATIONS, ARTICLE 4.4 SIGN REGULATIONS, AND THE GLOSSARY OF GENERAL TERMS AND THE APPENDIX 1 GRAPHICS, RELATED TO MANUAL AND ELECTRONIC CHANGING MESSAGE DISPLAYS UTILIZED WITH PERMANENT WALL AND MARQUEE SIGNS.

Interim Principal Planner Amy Temes began her presentation on Z18-24, LDC Text Amendment for signs. She reminded the Commission that they had initiated this Text Amendment last month. She said this change was regarding electronic message displays and marquee signs. She summarized that the request was to allow Electronic Changing Message displays on walls, marquees and monument signs. She said this would not just be on the wall, but would fit with the building design. She said they would allow full motion video on Electronic Changing Message displays only in Commercial, HVC and GVC zoning districts. They would remove prohibitions on scrolling signs and remove the limit to only manually change from Marquee signs. She said they would also allow the exposed neon tube and bulbs as decorative features on signs only in Commercial, HVC and GVC zoning districts. She finished her presentation and called for questions or comments.

Comment: Joshua Oehler said overall, he likes the idea and likes where they are going. He said he has some concern about glare when it gets near right-of-way's. He said he didn't know how they could control it in their zoning, but he was concerned with glare.

Response: Amy Temes said that they have a limitation with distance for the monument signs and lit signs from residential to help curb this problem. She said they also have the .3 photometric measurement that occurs and this applies to signage. She said if they receive a complaint that a sign is too bright, they can have someone go out and take a look at the reading. She said signs need to meet the same parameters as site lighting.

Question: Joshua Oehler asked if, once they are installed, a video screen could be turned down.